

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

**Meeting of  
April 14, 2021  
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, David Houlé, Richard Baldin, Dustin Hayden  
Administration: Assistant Law Director Daniel J. Kolick  
Assistant Building Commissioner: Brian Roenigk  
Recording Secretary: Kathy Zamrzla

The Board members discussed the following:

**1) BRANDON STETTER, OWNER**

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 30' Rear Yard Setback is proposed in order to construct a 535 SF Deck; property located at 16970 Stag Thicket Lane, PPN 397-11-086, zoned R1-75.

Mr. Evans stated that he is concerned if there was a variance for the fence because it is placed beyond the house. Mr. Baldin stated that there's a pool and a fence and he didn't see any stakes for the deck. Mr. Houlé stated that the back is open and the lot is private, and maybe only one neighbor could see the deck.

**2) DENISE DEMONIA, OWNER**

Requesting a 440 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,440 SF Floor Area is proposed in order to construct a Garage; property located at 15017 Whitney Road, PPN 395-23-031, zoned R1-75.

Mr. Evans stated that he'll ask the applicant if they will be running a business out of the structure since there are a lot of tools and there's equipment on site. Mr. Baldin stated that he thinks the existing structure needs to come down. Mr. Houlé stated that it seems they already have enough storage on the site.

**3) LEONARD HULL AND SHIRLEY MOSES, OWNERS/Brian Holtz with Best Building and Remodeling Company LLC, Representative**

Requesting a 7' Front Yard Setback variance from Zoning Code Section 1252.05 (Appendix IV), which requires a 100' Front Yard Setback and where a 93' Front Yard Setback is proposed in order to construct a 400 SF Attached Garage; property located at 15233 Whitney Road, PPN 395-23-005, zoned R1-75.

Mr. Hayden stated that the existing garage will become living space and that the owner considered putting the new garage at the back but the existing sunroom would prevent that. A new driveway

would go to Whitney Road and the owner needs to fill in the culvert. Mr. Houlé and Mr. Baldin stated that the setback differs from a neighbor but they didn't see a problem with it.

4) **MICHAEL MCNABB, OWNER**

Requesting a 10' Side Yard Setback variance from Zoning Code Section 1259.29 (b) (1), which requires a 15' Side Yard Setback (West) and where a 5' Side Yard Setback (West) is proposed in order to install an Above Ground Swimming Pool; property located at 19259 Westwood Drive, PPN 392-36-006, zoned R1-75.

Mr. Evans stated that this lot is very narrow. Mr. Hayden stated that the owner told him that the neighbor to the east would not be affected. He also stated that the neighbor to the west is a family member and originally the owners wanted to share the pool on the property line but the Building Department denied that proposal.

5) **ROYALTON COLLECTION LOT SPLIT/Somera Road LLC/Bill Boron, Representative**

**Parcel 1**

- a) Requesting a 9,374 SF Building Ground Coverage variance from Zoning Code Section 1258.09, which permits a 21,104 SF Building Ground Coverage and where a 30,478 SF Building Ground Coverage is proposed;
- b) Requesting a Street Frontage variance from Zoning Code Section 1232.07 (d), which requires public street access and where access will be granted through an easement;
- c) Requesting a 10' Building Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Building Side Yard Setback and where a 0' Building Side Yard Setback is proposed;
- d) Requesting a 10' Parking Rear Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Rear Yard Setback and where a 0' Parking Rear Yard Setback is proposed;

**Parcel 2**

- a) Requesting a Street Frontage variance from Zoning Code Section 1232.07 (d), which requires public street access and where access will be granted through an easement;

- b) Requesting a 10' Parking Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Side Yard Setback and where a 0' Parking Side Yard Setback is proposed;

**Parcel 3**

Requesting a 10' Parking Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Side Yard Setback and where a 0' Parking Side Yard Setback is proposed;

**Parcel 4**

- a) Requesting a 10' Building Rear Yard Setback variance from Zoning Code Section 1258.11 (a) which requires a 10' Building Rear Yard Setback and where a 0' Building Rear Yard Setback is proposed;
- b) Requesting a 10' Parking Rear Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Rear Yard Setback and where a 0' Parking Rear Yard Setback is proposed; property located at Royalton Collection 17602 - 17862 Royalton Road, PPN 396-12-035, zoned Restaurant – Recreational Services (R-RS) and PPN 396-12-033 zoned General Business (GB).

Mr. Evans asked Mr. Kolick if the parking requirements are met and Mr. Kolick stated that the applicant has shared parking in place and this project would not have any affect on parking. Mr. Kolick stated that three conditions will need to be placed on an approval by the Board. Mr. Kolick stated that the split will not create corner lots and that this split will aid in the sale of various parcels.

**6) JON ROBERT AND KRISTY PIETRUSZKA, OWNER**

- a) Requesting a 7' 8" Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 22' 8" Height is proposed in order to construct a 704 SF Accessory Structure;
- b) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 704 SF Accessory Structure; property located at 12755 Arbor Creek Drive, PPN 398-27-060, zoned R1-100.

Mr. Evans stated that the homeowner's association didn't provide a letter and that other residents in the development got similar variances for square footage but not for height, and this building is very tall. Mr. Baldin is concerned with setting a precedent if approved and stated that a similar

request was denied in the development. Mr. Kolick stated that the Board won't want to act on the request until a letter from the HOA is obtained

There were no minutes to approve.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS**  
**MINUTES OF MEETING**  
**April 14, 2021**

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

Present: Mr. Evans  
Mr. Houlé  
Mr. Baldin  
Mr. Hayden

Also Present: Mr. Kolick, Assistant Law Director  
Mr. Roenigk, Assistant Building Commissioner  
Ms. Zamrzla, Recording Secretary

Mr. Evans – Good evening ladies and gentlemen. I would like to call this April 14, 2021 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL:	MR. EVANS	PRESENT
	MR. HOULÉ	PRESENT
	MR. HAYDEN	PRESENT
	MR. BALDIN	PRESENT
	MR. RUSNOV	ABSENT

Mr. Houlé – Mr. Chairman, I make a motion to excuse Mr. Rusnov for just cause.

Mr. Hayden – Second.

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

ROLL CALL:	ALL AYES:	MOTION GRANTED
------------	-----------	----------------

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. If you are here this evening and wish to speak as a presenter or wish to comment during one of the Public Hearings, we now ask you to stand and the Assistant Law Director will swear you in as well as our representative from the Building Department and our Secretary.

Mr. Kolick stated the oath to those standing.

1) **BRANDON STETTER, OWNER**

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 30' Rear Yard Setback is proposed in order to construct a 535 SF Deck; property located at 16970 Stag Thicket Lane, PPN 397-11-086, zoned R1-75.

Mr. Evans – Item number one on our agenda is Brandon Stetter on Stag Thicket. If the representative would be so kind as to come forward and we will ask you to state your names and addresses for the record.

Ms. Stetter – Ellie Stetter.

Mr. Stetter – Brandon Stetter.

Mr. Evans – If you could give us some information about your project.

Ms. Stetter – Last fall we were fortunate enough to secure a pool, which was hard to come by. We secured an 18' above ground pool and installed that in a place in our back yard, which we thought was close enough to the house and away from our shed and away from the fence. We also put in last fall, which we're on a corner lot so we have a 16' and we chose that spot for the pool. We have a patio that is at the back of the house, which is at the end of its life and we thought that we could build up on that to walk straight out of the house, which is good for, we're going to live in the house until we die in the house, so there's less steps. We can come straight out and go up a few steps to the pool deck and the kids have a spot where they can run off and jump in the pool. All that fun stuff. That eliminates grass and dirt getting into the pool because you're on one pool deck versus having the patio and the upper deck. That was the plan. We secured a contractor last fall so we could be first in line this spring, which as you know with Covid is really hard to do. The supplies were all on tap on ready to be ordered and then I realized that we were 6' off. So, we're on a corner lot and it's a thinner lot and even with this 6' variance it still allows access through the back of the yard and it doesn't obstruct any vision or anything like that into the house because the upper deck has the railing, which is set further away from the house. So, that is why we are here to ask for this variance.

Mr. Evans – And I did neglect to mention that we have all been out to look at the properties on the agenda tonight and maybe you were or were not home but we did get to look at the properties so we are familiar with the situation.

Ms. Stetter – Sorry.

Mr. Evans – Questions, gentlemen or thoughts?

Mr. Baldin – Is there an HOA there?

1) **BRANDON STETTER, OWNER, Cont'd**

Mr. Evans – It's in Hunting Meadows. No.

Mr. Baldin – I don't see any real problems with it. Were you able to enjoy the pool last year at all?

Ms. Stetter – We were able to enjoy it for four days but we didn't have a deck so it was a little embarrassing for us adults to get into it and then we closed it up for the winter. We're hoping to open it as soon as we can.

Mr. Baldin – Your one neighbor looks right into your yard. Your fence doesn't go all the way around. Is there any reason why the fence doesn't go all the way around?

Ms. Stetter – Because we love those neighbors and we didn't want to shut them out. Our kids know them and we go back and forth, and we didn't want to close in the yard as much with the full fence around.

Mr. Baldin – Thank you.

Mr. Evans – That makes sense. Anything else, gentlemen? This is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed and entertain a motion.

Mr. Baldin – Mr. Chairman, I would like to request a 6' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 30' Rear Yard Setback is proposed in order to construct a 535 SF Deck; property located at 16970 Stag Thicket Lane, PPN 397-11-086, zoned R1-75 be approved.

Mr. Hayden - Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – All right, the variance has been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set. You do not need to stay for the remainder of the meeting. We will excuse your leaving but you are welcome to stay.

1) **BRANDON STETTER, OWNER, Cont'd**

Ms. Stetter – There is no way of speeding that up at all? I'm afraid we're going to lose our contractor who we worked so hard to secure. There is no way to waive that?

Mr. Evans – We serve at the pleasure of City Council and those decisions that we make are subject to their review. It would be very unlikely that City Council would review this so I think that you can tell your contractor that we do have the twenty days but that will allow them time to get everything scheduled. At the end of the twenty days the Building Department will get you rolling so that you can take advantage of everything. It should not present a problem.

Ms. Stetter – Okay.

Mr. Evans – You are all set.

Ms. Stetter – Thanks for your time.

2) **DENISE DEMONIA, OWNER**

Requesting a 440 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,440 SF Floor Area is proposed in order to construct a Garage; property located at 15017 Whitney Road, PPN 395-23-031, zoned R1-75.

Mr. Evans – Item number two on our agenda is Demonica. If you would come forward and state your name and address for the record.

Ms. Demonica – Denise Demonica, 15017 Whitney Road.

Mr. Bruzinski – Kevin Bruzinski, same address.

Mr. Evans – All right. Thank you. You are asking for a floor area variance in order to construct a garage. Give us an idea what you're planning on doing and why you need to do it and give us the run down.

Ms. Demonica – As you can see it's falling over. We could never fit a truck or van in the building so it was just the way that we bought it. So, we actually just need to secure our cars and his tools and all of our lawn mowers. A safe and secure spot to put everything in.

Mr. Evans – All right. So, it's a big lot and you've got the barn back in the back. The first question that we ask people when they're asking for something this large is whether or not you intend to run a business in this proposed building.



2) **DENISE DEMONIA, OWNER, Cont'd**

Ms. Demonia – No, it's for storage and securing our vehicles.

Mr. Evans – Okay.

Mr. Houlé – Mr. Chairman, the existing barn that is there is very huge and so what you're asking for is quite excessive too. I don't see why you would need 1,440 square feet with the additional barn that is back there. If you're talking about storage there should be plenty back there.

Ms. Demonia– You can't fit it in there. It's very deceiving. It's tall like a long hallway and it's old and it's not even maybe six feet at the one side. You can't do anything in it. I took pictures if you want to see the inside of that.

Mr. Houlé – I was there. It's at least 45' long.

Ms. Demonia– How it's set up, it's a hallway. You can't even fit a car in there.

Mr. Houlé – How many vehicles are you planning to store in this new garage?

Ms. Demonia– At least three.

Mr. Baldin – What is in that so-called hallway back there?

Ms. Demonia– I don't know if you've been on my street during Halloween. I'm a Halloween fanatic. I have Halloween stuff everywhere and I have it in my loft upstairs. I'm getting older and I can't go up the stairs like a could years ago. He's got his tool for his work. He's a home remodeler. So, nothing is secured. I have all of my craft stuff on one side and tools on the other side.

Mr. Evans – One of the questions that we go back to is a home remodeler, a lot of tools and running business out of the building. So, the question is as home remodeler are you building cabinets or doing work back there for the business?

Mr. Bruzinski – I don't do any work out of my home.

Mr. Evans – We ask that because you're under oath and get a big building like that and then all of a sudden you are running equipment and machinery 24 hours a day and the neighbors are complaining and unfortunately it happens.

Ms. Demonia– Honestly, there's no room back there to do any of that and it's not level because years ago it fell so we had to replace the back part.

Mr. Evans – The topography is not generous.

2) **DENISE DEMONIA, OWNER, Cont'd**

Mr. Baldin – It's a big yard. What's the story behind this old barn?

Ms. Demonia – Actually, it came from Webster Road back in the day. We got grandfathered in to this barn. It was there. It's at least 180 years old. They gave his son the plot. It used to go from the neighbors all the way over. The barn was humongous. It's was probably six times what it is now.

Mr. Baldin – Did you put that huge deck back there?

Mr. Bruzinski – Yes.

Mr. Baldin – That's a lot of lumber. I don't have any problems with it. It is huge but it is a large lot and there aren't any neighbors here complaining about it.

Mr. Houlé – It will be quite visible from the road. It's going to stand out. And you're going to see the second barn behind it. I have a problem with that. Can you make it smaller?

Mr. Bruzinski – Do you want us to put landscape screening up to block the view?

Mr. Houlé – I don't think that would take care of blocking the garage.

Ms. Demonia – It's only going 10' further past the garage that is there now.

Mr. Evans – Mr. Houlé is suggesting that because we run into the problem that if we give you a variance for what you're asking for here your neighbor might want the same thing or bigger and now we've got garages and building all along Whitney Road that are much bigger because they see yours. That's part of the problem we have with granting variances for very large buildings and when City Council reads our minutes we attempt to mitigate variances and bring the size down. So, as we're looking at a 440 square foot variance in this area and you're permitted 1,000 square feet, it is a big lot. We have found over the course of time that we'll give someone permission to build a three-stall garage and then somehow all the vehicles are parked outside because the space fills up. This is what the Code says and because you already have that big barn back there that means its good for parking cars, and putting in material and equipment. When I looked at the barn I gauged that the way that it was probably constructed there's not a lot of area. There's pillars and posts throughout. That's how they used to build them. It's not open square footage. That would be one minor determinant in terms of usability of the space. Any other thoughts?

Mr. Hayden – I have one other question. Ms. Demonia, you mentioned that there are crafts and tools in the current barn. I assume that those will be moved to the new structure that you're building? Is that the intention? The tools from there will be moved to the new structure?

Ms. Demonia – That's correct.

2) **DENISE DEMONIA, OWNER, Cont'd**

Mr. Hayden – Is there a reason that the current structure doesn't work for that now?

Ms. Demonia – All my Halloween stuff is going to be on the bottom floor. The steps are old going up so I'm not going to be using the second floor. It's going to be for Christmas and other things I don't have a lot of storage for.

Mr. Baldin – Even though I made that comment earlier, 40' by 36' feet, Brian, what is the standard garage size?

Mr. Roenigk – I can only tell you what square footage is maximum 1,000 square feet for garages.

Mr. Baldin – Yes, 40' is pretty big considering that they have an additional barn back there.

Mr. Evans – So, part of what we're alluding to is that could you decrease the size? It's a huge proposed building. That is not necessarily a garage. If what you're looking to do is get three vehicles and equipment and everything, can you make it 30' by 40' or can you go to 24' by 40'? We're trying to bring it down a little bit more reasonable so that we're not looking at a 440 square foot variance and still accomplish what you want, but try and keep it closer to the guidelines because 1,000 square feet is a pretty big building and to go 1,440 that's a whole lot bigger.

Ms. Demonia – How about 30' by 40'?

Mr. Evans – You can try whatever you want. I am proposing that that would probably be much more agreeable on our side but if you're sticking to what you originally proposed we'll act on that. If you think you can reduce it, that would be a good compromise.

Mr. Houlé – That would be a good compromise.

Mr. Baldin – What the chairman is trying to say is we don't want to set a precedent.

Ms. Demonia – I have a small house too. I don't have a basement, it's an outside basement. There is zero storage. Everything has to go into the garage, crafts and what not, Christmas stuff, etc. I have zero storage.

Mr. Baldin – When I walked away from there today I thought it was a no brainer until I looked at that size and it's too big. You two make a compromise and decide what you can and can't live with. You need to get at least three of the Board members to agree with you.

Ms. Demonia – 40' by 30' would work.

2) **DENISE DEMONIA, OWNER, Cont'd**

Mr. Evans – Anything else gentlemen? We'll take that 30' by 40' and we'll work with that. This is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed and entertain a motion. The motion would be for a 200 square foot variance, is that correct?

Mr. Kolick – That is correct.

Mr. Houlé – Mr. Chairman, I would like to make a motion to approve a request for a 200 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,200 SF Floor Area is proposed in order to construct a Garage; property located at 15017 Whitney Road, PPN 395-23-031, zoned R1-75.

Mr. Hayden - Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – All right, the variance has been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. If you determine that the trusses you're going to use are off, we're concerned with the square footage so how you work within that is up to you and the Building Department. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set. We appreciate you compromising on that.

Ms. Demonica – Thank you very much.

Mr. Evans – Okay.

3) **LEONARD HULL AND SHIRLEY MOSES, OWNERS/Brian Holtz with Best Building and Remodeling Company LLC, Representative**

Requesting a 7' Front Yard Setback variance from Zoning Code Section 1252.05 (Appendix IV), which requires a 100' Front Yard Setback and where a 93' Front Yard Setback is proposed in order to construct a 400 SF Attached Garage; property located at 15233 Whitney Road, PPN 395-23-005, zoned R1-75.

3) **LEONARD HULL AND SHIRLEY MOSES, OWNERS/Brian Holtz with Best Building and Remodeling Company LLC, Representative, Cont'd**

Mr. Evans – Item number three on the agenda is Hull and Moses on Whitney Road. If the representative would come forward and state their name and address for the record. Mr. Kolick, I think we need to swear the two of you in. Does your third person need to speak as well?

Mr. Hull – No, she doesn't need to.

Mr. Kolick stated the oath to Mr. Hull and Mr. Holtz.

Mr. Evans – Okay, your name and address for the record.

Mr. Hull – Leonard Hull, 15233 Whitney Road.

Mr. Holtz – Brian Holtz, 28545 Elder Drive, North Olmsted, Ohio.

Mr. Evans – Thank you, gentlemen. Mr. Hull if you want to tell us about the project. You're looking for the setback to construct an attached garage? Why do you need this in this particular area?

Mr. Hull – I have a garage there. The problem is I have a truck that doesn't fit in the garage. We just purchased the home less than two years ago. We like the area. We didn't think it was an issue. We could have put it in the back but the problem is that I have a sunroom on the corner so if I put a garage there it defeats the purpose of the yard.

Mr. Evans – It would be ugly back there too.

Mr. Hull – It will blend in where I have proposed it and it would look nice in the front. The cost in the front is a lot more because of the footing and that but I want to do it the right way.

Mr. Evans – You're planning on using the garage for something else?

Mr. Hull – More for the storage and that. We just have the first floor of the house so we need additional storage space for the cars. The trees drop stuff and everything. That's pretty much what we want.

Mr. Evans – Okay, Mr. Hayden in caucus said you're planning on doing some work in the front to cover in the swale ditch out front.

Mr. Hull – Yes, I didn't know how it was all put in there but the person putting the driveways in is going to do the whatever the way it is.

3) **LEONARD HULL AND SHIRLEY MOSES, OWNERS/Brian Holtz with Best Building and Remodeling Company LLC, Representative, Cont'd**

Mr. Evans – All right. Okay. Gentlemen, comments or thoughts?

Mr. Hayden – Mr. Chairman, I spent some time with Mr. Hull here last weekend and this is more of an accessibility and usability issue than anything else. His garage faces west and he can't get his truck into the garage. By moving the garage to the front of the house it will fit into the neighborhood and look like his neighbors' homes. Shifting the driveway over doesn't seem to be an issue. I think it will fit once it's all grassed in and then he mentioned with the sunroom off the back of the house it didn't make a ton of sense to ruin the usage of that.

Mr. Evans - Mr. Houlé, in caucus you made the observation about the setbacks of the other properties.

Mr. Houlé – The house to the west of you, your garage will be out in front of that garage and you'll be almost parallel to the house to the east. I assume that you have talked to the neighbor to the west. Your garage is going to stick out a little bit.

Mr. Hull – We couldn't talk too much during the winter but last summer we would talk and I know they were doing some stuff too and he was fine with it. My fear of putting it in the back yard is he has a pool right there and if I would have done that it would have blocked them out and I didn't want to be the new neighbor that blocks them. That's why I said the cost is more in the front but it won't bother the neighbors.

Mr. Baldin – You're leaving the old driveway?

Mr. Hull – No, the old driveway will be taken out. It's starting to break away and everything. It's probably just a matter of a couple more years. The edges are already cracking. We took down some pine trees next to it and I don't think those roots did anything but I don't know what happened prior to this.

Mr. Baldin – You're going to keep a hard surface where the garage doors are right now or is it going to be grass?

Mr. Hull – There's going to be a sidewalk next to the garage going to the back yard.

Mr. Baldin – All right. Thank you.

Mr. Kolick – Mr. Chairman, for the applicant, if you do anything with the drainage, moving any storm drainage around, if it winds up going that way because of the new driveway or structure, make sure that you contact the Engineering Department and the Building Department so we don't run into any problems.

3) **LEONARD HULL AND SHIRLEY MOSES, OWNERS/Brian Holtz with Best Building and Remodeling Company LLC, Representative, Cont'd**

Mr. Evans – Thank you.

Mr. Hull – As far as the culvert, all we have to do is submit what the angle or whatever you guys want to call it. Pitch or slope, when I called last year that is what the girl told me, that you need someone to shoot it to make sure it's on the right slope.

Mr. Kolick – Just make sure you check with the Building and Engineering Department. If you show them what you're doing they'll tell you if it needs to be modified.

Mr. Evans – Our goal is to not make a water problem for someone else.

Mr. Hull – Correct.

Mr. Evans - This is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed and entertain a motion.

Mr. Houlé - Mr. Chairman, I would like to make a motion to approve a 7' Front Yard Setback variance from Zoning Code Section 1252.05 (Appendix IV), which requires a 100' Front Yard Setback and where a 93' Front Yard Setback is proposed in order to construct a 400 SF Attached Garage; property located at 15233 Whitney Road, PPN 395-23-005, zoned R1-75.

Mr. Hayden - Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – All right, the variances have been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set.

Mr. Hull – Thank you.

Mr. Holtz – Thank you.

Mr. Evans – Okay, thank you.

4) **MICHAEL MCNABB, OWNER**

Requesting a 10' Side Yard Setback variance from Zoning Code Section 1259.29 (b) (1), which requires a 15' Side Yard Setback (West) and where a 5' Side Yard Setback (West) is proposed in order to install an Above Ground Swimming Pool; property located at 19259 Westwood Drive, PPN 392-36-006, zoned R1-75.

Mr. Evans – Number four on our agenda is McNabb on Westwood. If the representative would come forward please and give us your name and address for the record please.

Ms. McNabb – My name is Marissa McNabb, 19529 Westwood Drive, Strongsville.

Mr. Evans – Thank you, Ms. McNabb. In caucus we talked about the fact that there is a proposed pool and that's the reason you need the variance in there. Tell us about why you want the pool and your position in being the owner of the property, I guess.

Ms. McNabb – As you saw, we have a long property but it's pretty narrow. Our father – in – law lives next door and I wanted to put it in the center of the two properties but I was told there wasn't a way to get the variance to put it like that. So, basically, right behind our garage is pretty much the only area where it could go other than the driveway to put this pool and it's set back enough. I even spoke with the neighbors to the right and they don't have a problem with it there. Their garage is back there and then they have a garden back there. It's a lot of open land. Most of our neighbors we share a big area behind there. So, we've been wanting a pool for me and the kids, and in order for me to do this I was hoping, so I don't have to have a really tiny pool, that I could get this variance.

Mr. Evans – All right. Thought or comments? The topography is an issue with the way that the road runs or the driveway runs.

Mr. Baldin – As she said, it's a very narrow property. I think where that little basketball court is that would probably be over on the other guys property. Probably the only place you can put it is behind your existing garage.

Ms. McNabb – That's the only thing I could come up with. In the past five years I've been really seriously thinking about this.

Mr. Houlé – It appears the pool will be hidden by the garage to the west and your father – in – law to the north. It's looks like a good spot for it.

Mr. Evans – All right. This is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed and entertain a motion.



**4) MICHAEL MCNABB, OWNER, Cont'd**

Mr. Houlé - Mr. Chairman, I would like to make a motion to approve a 10' Side Yard Setback variance from Zoning Code Section 1259.29 (b) (1), which requires a 15' Side Yard Setback (West) and where a 5' Side Yard Setback (West) is proposed in order to install an Above Ground Swimming Pool; property located at 19259 Westwood Drive, PPN 392-36-006, zoned R1-75.

Mr. Baldin - Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – All right, the variances have been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set.

Ms. McNabb – Thank you. You're all welcome to come use the pool.

Mr. Evans – Thank you.

**5) ROYALTON COLLECTION LOT SPLIT/Somera Road LLC/Bill Boron, Representative**

**Parcel 1**

- a) Requesting a 9,374 SF Building Ground Coverage variance from Zoning Code Section 1258.09, which permits a 21,104 SF Building Ground Coverage and where a 30,478 SF Building Ground Coverage is proposed;
- b) Requesting a Street Frontage variance from Zoning Code Section 1232.07 (d), which requires public street access and where access will be granted through an easement;
- c) Requesting a 10' Building Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Building Side Yard Setback and where a 0' Building Side Yard Setback is proposed;
- d) Requesting a 10' Parking Rear Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Rear Yard Setback and where a 0' Parking Rear Yard Setback is proposed;

5) **ROYALTON COLLECTION LOT SPLIT/Somera Road LLC/Bill Boron,  
Representative, Cont'd**

**Parcel 2**

- a) Requesting a Street Frontage variance from Zoning Code Section 1232.07 (d), which requires public street access and where access will be granted through an easement;
- b) Requesting a 10' Parking Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Side Yard Setback and where a 0' Parking Side Yard Setback is proposed;

**Parcel 3**

Requesting a 10' Parking Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Side Yard Setback and where a 0' Parking Side Yard Setback is proposed;

**Parcel 4**

- a) Requesting a 10' Building Rear Yard Setback variance from Zoning Code Section 1258.11 (a) which requires a 10' Building Rear Yard Setback and where a 0' Building Rear Yard Setback is proposed;
- b) Requesting a 10' Parking Rear Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Rear Yard Setback and where a 0' Parking Rear Yard Setback is proposed; property located at Royalton Collection 17602 - 17862 Royalton Road, PPN 396-12-035, zoned Restaurant – Recreational Services (R-RS) and PPN 396-12-033 zoned General Business (GB).

Mr. Evans – Item number five is Royalton Collection. If you would come forward please and we'll need a name and address please.

Ms. Flannigan – Ryan Flannigan, 1321 West 116 Street, Cleveland, Ohio.

Mr. Evans – Thank you, Mr. Flannigan. We don't have a lot of people here in the audience. So, I'm going to dispense with asking you to go through the project because there's a lot of details.

Mr. Flannigan – That's good because I'm standing in for Bill and I don't have a lot of details.

Mr. Evans – That's okay. One of the things that I wanted to point out is that there were a lot of conditions with the development and particularly very hefty covenants and restrictions to protect the residents near there. All of those do still continue to pertain even though the lot splits may be

5) **ROYALTON COLLECTION LOT SPLIT/Somera Road LLC/Bill Boron,  
Representative, Cont'd**

**Mr. Evans continues** - done. Every one of the lot splits are going to have to continue to observe the covenants and restrictions that were put into place. We're also going to restrict the ability to put additional ground signage on the property or any of the properties, I should say. Whatever is there was designed for that so if we approve these lot splits it doesn't mean that you can now do what was restricted. The sign that was there is going to remain and the last thing is that there will be no additional curb cuts out into Royalton Road. Everything that is where it is now is where it's going to stay. We just want to make sure that everybody understands that as well as all of the conditions which there's been a draft given to our Assistant Law Director of the easements and restrictions for utilities and access and drainage and all of those things. That will need to be completed as part of the process but that we already have a draft is a good indicator that everything is moving on that. Gentlemen, anything to add or questions?

Mr. Baldin – I think you covered it all.

Mr. Hayden – I'm good.

Ms. Zamrzla – Mr. Flannigan, Bill will be getting a letter from me tomorrow that will summarize the meeting.

Mr. Flannigan – Perfect, he is out with a family emergency.

Mr. Evans – Based on that and the information that we have here, this is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed and entertain a motion.

Mr. Hayden - Mr. Chairman, I would like to make a motion to approve: **Parcel 1**

- a) Requesting a 9,374 SF Building Ground Coverage variance from Zoning Code Section 1258.09, which permits a 21,104 SF Building Ground Coverage and where a 30,478 SF Building Ground Coverage is proposed;
- b) Requesting a Street Frontage variance from Zoning Code Section 1232.07 (d), which requires public street access and where access will be granted through an easement;
- c) Requesting a 10' Building Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Building Side Yard Setback and where a 0' Building Side Yard Setback is proposed;

5) **ROYALTON COLLECTION LOT SPLIT/Somera Road LLC/Bill Boron,  
Representative, Cont'd**

**Mr. Hayden continues –**

- d) Requesting a 10' Parking Rear Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Rear Yard Setback and where a 0' Parking Rear Yard Setback is proposed;

and to approve **Parcel 2:**

- a) Requesting a Street Frontage variance from Zoning Code Section 1232.07 (d), which requires public street access and where access will be granted through an easement;
- b) Requesting a 10' Parking Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Side Yard Setback and where a 0' Parking Side Yard Setback is proposed;

and to approve **Parcel 3:**

Requesting a 10' Parking Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Side Yard Setback and where a 0' Parking Side Yard Setback is proposed;

and to approve **Parcel 4:**

- a) Requesting a 10' Building Rear Yard Setback variance from Zoning Code Section 1258.11 (a) which requires a 10' Building Rear Yard Setback and where a 0' Building Rear Yard Setback is proposed;
- b) Requesting a 10' Parking Rear Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 10' Parking Rear Yard Setback and where a 0' Parking Rear Yard Setback is proposed; property located at Royalton Collection 17602 - 17862 Royalton Road, PPN 396-12-035, zoned Restaurant – Recreational Services (R-RS) and PPN 396-12-033 zoned General Business (GB) subject to no additional ingress or egress to Royalton Road, subject to no additional ground signs permitted and subject to the existing covenant and deed restrictions as approved by the Law Department because we're revising the current ones and new ones for cross parking, which they are aware of. Those aren't existing. Those are new ones to be approved by the Law Department. Thank you.

Mr. Evans – Thank you. May we have a second?

5) **ROYALTON COLLECTION LOT SPLIT/Somera Road LLC/Bill Boron,  
Representative, Cont'd**

Mr. Houlé - Second.

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

ROLL CALL: ALL AYES: MOTION GRANTED

Mr. Evans – All right, the variances have been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set.

Mr. Kolick – Mr. Chairman, for Mr. Flannigan, this will need to get back to Planning Commission after the twenty-day waiting period. However, let him know he needs to do a subdivision plat as opposed to a parcel split plat. So, that will have to have language for City Council to approve it as well and the plat needs to show the two restrictions of no additional ground signs on Royalton Road and the plat also needs to show no additional ingress and egress on Royalton Road other than the central drive that is already there. If he has any questions, he can call me. And after twenty days he can get on Planning Commission. He also needs to finalize the Covenants and Restrictions with my office. Thank you.

Mr. Evans – You're all set for tonight.

Mr. Flannigan – Thank you.

6) **JON ROBERT AND KRISTY PIETRUSZKA, OWNER**

- a) Requesting a 7' 8" Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 22' 8" Height is proposed in order to construct a 704 SF Accessory Structure;
- b) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 704 SF Accessory Structure; property located at 12755 Arbor Creek Drive, PPN 398-27-060, zoned R1-100.

Mr. Evans – Item number six on our agenda is Pietruszka on Arbor Creek. If you will come forward we will need your name and address please for the record.

**6) JON ROBERT AND KRISTY PIETRUSZKA, OWNER, Cont'd**

Mr. Pietruszka – Rob Pietruszka, 12755 Arbor Creek Drive, Strongsville.

Mr. Evans – Thank you. I believe that you were here in caucus so you heard us talking about this. Tell us why you need the building and so forth and what the project involves.

Mr. Pietruszka – I am lot 10 on Arbor Creek. We have plans for a detached structure, very similar to what other houses in my same neighborhood have. Mine is shorter and smaller in size. There will be no business run out of it. No bathroom, so no living in it. No second story. It's just an accessory structure, garage type structure. Most of my neighbors already have been approved for this.

Mr. Evans – The ones that we have approved have all been square footage variances. I'm not aware that we have approved any separate structure. Many of the ones that are back there have a separate building but attached by an architectural feature.

Mr. Pietruszka – Some are and some aren't. I think the difference is that they were submitted at the time of the original building, not after the fact. Mine is the same size as Panteck next door. Everything is the same size except mine is 6" shorter and mine is 6' shorter than my existing garage. It's only 22' and my existing garage is 28'.

Mr. Baldin – It's not a separate building, right Brian?

Mr. Pietruszka - Panteck's is portico shade.

Mr. Roenigk – It's attached to the house so it falls under a garage and he got a variance. The height would not have been an issue because of the fact that it's attached to the house. Different from the accessory structure.

Mr. Pietruszka – I have four and a half acres so I didn't need a square footage variance but relative to the existing structures on the property it's significantly smaller and if I reduce it in size I don't think it would be proportional.

Mr. Evans – Okay.

Mr. Baldin – Why do you really need the height?

Mr. Pietruszka – To make the roof pitches match. It's already 6' shorter than what's there. It's 14' away from the existing garage.

Mr. Baldin – From what you already have?

**6) JON ROBERT AND KRISTY PIETRUSZKA, OWNER, Cont'd**

Mr. Pietruszka – Yes.

Mr. Evans – The other questions I know that we need to ask is we don't have HOA approval.

Mr. Pietruszka – I just shot them another email asking for approval. I was on the ARB there so I removed myself from participating.

Mr. Evans – So, normally, the course that we take on something like this without having the association approval, we would hold the Public Hearing but refrain from a vote and table that until we get the homeowner's association's opinion.

Mr. Pietruszka – Understood.

Mr. Evans – Okay, so let's get that out of the way. This is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed. Any other questions?

Mr. Baldin – I know that you're a contractor. You're not going to run a business out of there?

Mr. Pietruszka – I would need a building twenty times that size. I have a huge company headquarters already.

Mr. Baldin – And this is going to have a second floor?

Mr. Pietruszka – No, no second floor, no plumbing, no bathroom. It's for five cars.

Mr. Baldin – Are you going to run water or electricity?

Mr. Pietruszka – Yes, but no bathroom.

Mr. Evans – Okay. Anything else?

Mr. Roenigk – I do have something sir. I apologize. When Mr. Pietruszka brought this to me in the beginning he wanted a garage and I talked to him about changing it to an accessory structure and he will need an additional variance for not being 20' from the main dwelling.

Mr. Evans – Okay. That will need to be added.

Mr. Roenigk – If you look on the drawing it says proposed garage and I forgot we changed the wording and I did miss the 20' from the garage.

**6) JON ROBERT AND KRISTY PIETRUSZKA, OWNER, Cont'd**

Mr. Evans – We can add that for the next meeting.

Mr. Roenigk – The variance would be for 5.25’.

Mr. Evans – What we’re going to do this evening because we don’t have the homeowner’s association approval is we’re going to ask the applicant to table this and that will give us the opportunity to add that for the next meeting agenda and get the association approval. So, if there’s nothing else I will ask if you wish to table this?

Mr. Pietruszka – Yes.

Mr. Kolick – Mr. Chairman, on the drawing it shows proposed gravel drive and some places it shows proposed concrete drive.

Mr. Roenigk – He’s planning on having a concrete drive. We discussed that.

Mr. Evans – Good, you are set for this evening. Please send your HOA approval to the Building Department and she’ll get you on the agenda. If we get it soon enough we can add it to the next agenda.

Mr. Pietruszka – Thank you.

Mr. Evans – Thank you. If there are no other items to come before the Board, we stand adjourned.

Signature on File  
Mr. Evans, Chairman

Signature on File  
Kathy Zamrzla, Sec’y

June 9, 2021  
Approval date