

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

**Meeting of
August 25, 2021**

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

The Board members discussed the following:

Mr. Evans – I'd like to call the caucus for August 25, 2021 for the Board of Zoning & Building Code of Appeals to order. During the caucus, this is a time that the Board Members have to discuss this items that are on the agenda on their own. You may stay and listen to the thoughts that the Members have, but your participation will be invited after we begin the meeting at 8:00. So, you are welcome to stay and listen to our thoughts, but the official meeting will begin at 8:00 and at that time you will be invited to participate, but you're welcome to listen. So, items number 2 on our agenda this evening, in case you would be here for that, which is Albert Vondra, that item has been withdrawn for tonight at the owner's request. Is that coming back on again or is it withdrawn.

Ms. Zamrzla – No, they have complied.

Mr. Evans – So it's withdrawn. So, this evening on our agenda we have minutes from August 11th. They were provided to us via email the other day. Anybody find anything? Catch anything?

Mr. Rusnov – No.

Mr. Baldin – Look good.

Mr. Evans – They were wonderfully prepared as usual.

1) **DUANE AND EMILY MANCINI, OWNERS/Moscarino Outdoor Creations, Representative**

Requesting a 14.5' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 36' Rear Yard Setback and where a 21.5' Rear Yard Setback is proposed in order to install a Paver Patio and Fire Pit; property located at 18344 Heritage Trail, PPN 397-20-149, zoned R1-75.

We do have a public hearing continued for items number one which is Mancini on Heritage Trail. We do have the letter from the Homeowner's Association regarding that one. That is dated August 18th. High Point did go look at it with the owner and it is about four and a half feet more than what the existing patio is. So, the existing patio that was done either by Parkview or subsequent owners or whatever may or may not have had a variance approved. Parkview, typically, when they put patios and decks in, when High Point was being built, didn't necessarily get variances. That was back in the day before things were necessarily run through the City. But it's four and a half feet

in addition to the existing. And we did have a letter from the neighbor to the north there. High Point had no problem with it because it's basically a short extension of what's currently there.

Mr. Rusnov – And what about the neighbor to the north?

Mr. Evans – The neighbor to the north are the ones that submitted the letter. The neighbor to the south had no issues with it either. I happened to have talked with them. But we thought it was going to be a fourteen foot variance from what was already there, and it's not. It's four and a half feet variance from what's already there.

Mr. Rusnov – So it should be four feet?

Mr. Evans – No, the variance is still from the house and from the setback, but what's there existing is already there and it may well have had a variance. These homes were built thirty five years ago, so it could well be that there was a variance granted at that time. The records may have gotten shuffled or whatever. So, they're going an additional four and a half, but I think that's part of what we want to make sure is on the record. I'll be abstaining again and will tell the applicant that they do need to have all three of your votes because Dave Houlé is not here tonight. But I'll be abstaining, so they will have the opportunity if they choose to table it or whatever. But I think this one is not that hard to figure out.

Mr. Rusnov – Should I bring up about the five minute time limit and address only the variance?

Mr. Evans – We'll call on you if we need to.

2) **ALBERT VONDRA, OWNER/Frank Colabianchi with Colabianchi Construction Company, Representative**

- a) Requesting a 2' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where an 8' Rear Yard Setback is proposed in order to construct a Concrete Patio;
- b) Requesting a 7' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio encroaching 7' (West) beyond the main dwelling in the Side Yard Setback;
- c) Requesting a 45 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 237 SF Floor Area is proposed in order to construct a Pavilion; property located at 11664 Weston Pointe, PPN 392-03-140, zoned R1-100 (Cluster).

Mr. Evans stated that this item has been withdrawn at the applicant's request.

3) **CHRISTIAN AND ANNA SARY, OWNERS/Brian Knauer with the Pattie Group, Representative**

Requesting a 22' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 14' Rear Yard Setback is proposed in install a 370 SF Concrete Patio; property located at 9755 Forestview Drive, PPN 398-08-032, zoned R1-75.

Mr. Evans stated that this one is less than what's currently there. Mr. Hayden stated that there is a Homeowner's Association involved. Ms. Zamrzla stated that it is Pine Lakes. Mr. Hayden stated that they have no objection.

4) **CHRISTOPHER WOZNICKI AND TIFFANY EAKIN, OWNERS**

a) Requesting a 2.5' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio Extension encroaching 2.5' (North) beyond the main dwelling in the Side Yard Setback;

b) Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 31' Rear Yard Setback is proposed in order to install a 267 SF Concrete Patio Extension; property located at 17079 Partridge Drive, PPN 397-04-086, zoned R1-75.

Mr. Rusnov stated that this is a small amount requested. Mr. Hayden stated that there is a massive tree in the corner and this is just an extension. Mr. Baldin stated that there are a lot of shrubs and it's pretty simple.

5) **JUAN, JR. AND KIMBERLY MATOS, OWNERS**

a) Requesting a 48 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 240 SF Floor Area is proposed in order to construct an Accessory Structure;

b) Requesting a 1' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 5' Side Yard Setback and where a 4' Side Yard Setback is proposed in order to construct a 240 SF Accessory Structure; property located at 16601 Lanier Avenue, PPN 397-15-102, zoned R1-75.

Mr. Evans stated that these lots are very small. Mr. Rusnov stated that this is the original section and the zoning there was in the 1970's. It's a split level, fenced yard, has an above-ground pool with a deck, wooded at the rear and it's fenced, so I don't see any issues with it. Mr. Baldin stated that the shed next door is much higher and bigger.

6) **DEREK AND KAELA DOMBROWSKI, OWNERS/Scott Van Den Haute with CLE Premier Inground Pools LLC, Representative**

- a) Requesting a 32' variance from Zoning Code Section 1252.29 (b) (1), which requires an Inground Swimming Pool maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing an Inground Swimming Pool encroaching 32' (West) beyond the main dwelling in the Side Yard Setback;
- b) Requesting a 5.67' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 16' Rear Yard Setback and where a 10.33' Rear Yard Setback is proposed in order to install a 1,452 SF Concrete Patio;
- c) Requesting a 22' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 1,452 SF Concrete Patio encroaching 22' (West) beyond the main dwelling in the Side Yard Setback; property located at 18031 Clare Court, PPN 394-31-006, zoned R1-100.

Mr. Rusnov stated that the property backs to a retention basin, irregular lot, cul-de-sac, topographical issues. Mr. Hayden stated that there is HOA approval. Mr. Baldin stated that it would set a precedent letting him go that far outside of the house line. Mr. Evans stated that it can be discussed with the applicants to see if they are willing to modify their request.

7) **CITIZEN'S BANK, TENANT/Agile Sign and Lighting, Inc., Representative**

Requesting a 9' Setback variance from Zoning Code Section 1272.30, which requires a 10' Setback from the right-of-way and where a 1' Setback from the right-of-way is proposed in order to install a Ground Sign; property located at 11221 Pearl Road, PPN 392-21-009, zoned General Business (GB).

Mr. Evans stated that this is for a replacement sign since a pole sign exists. Mr. Roenigk stated that the pole sign would be coming down. Mr. Kolick asked if Engineering was consulted. Mr. Roenigk stated that the Commissioner decided it really wasn't necessary because of the distance from the egress. Mr. Evans stated that this sign will match with other signs along Pearl Road. Mr. Baldin stated that to him the other signs sat back further from Pearl Road. Mr. Evans stated that

he didn't think they were more than a foot deeper. Mr. Baldin stated that this can be discussed with the applicant.

8) MANDY TOFTNER, OWNER

Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 29' Rear Yard Setback is proposed in order to install a 300 SF Paver Patio; property located at 17617 Lexington Lane, PPN 397-19-113, zoned R1-75.

Mr. Evans stated that he will be abstaining and it will have to have a unanimous vote. There is a letter from High Point in favor. The property backs into a ditch.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
August 25, 2021

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

Present: Mr. Evans
Mr. Baldin
Mr. Hayden
Mr. Rusnov

Absent: Mr. Houlé

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 August 25, 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	ABSENT
	MR. HAYDEN	PRESENT
	MR. BALDIN	PRESENT
	MR. RUSNOV	PRESENT

Mr. Baldin – Mr. Chairman, I would like to make a motion to excuse Mr. Houlé for just cause.

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 PASSED
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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 an item on the agenda tonight which is item number two that has been withdrawn at the applicant's request. So, if you are here for the Vondra application on Weston Pointe, that application was withdrawn, so that item is no longer on the agenda this evening. If you are here tonight and you are intending on speaking, either to introduce a request for a variance or for a public hearing, so if you plan to address the Board tonight, I would ask you now to stand and be sworn in by our Assistant Law Director as well as

our Building Department representative and our Secretary. So, if you think you might to speak on a public hearing or introducing a variance request, now would be a good time to stand, we don't charge for it, but you do need to be sworn in to address the Board.

Mr. Kolick stated the oath to those standing.

1) **DUANE AND EMILY MANCINI, OWNERS/Moscarino Outdoor Creations, Representative**

Requesting a 14.5' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 36' Rear Yard Setback and where a 21.5' Rear Yard Setback is proposed in order to install a Paver Patio and Fire Pit; property located at 18344 Heritage Trail, PPN 397-20-149, zoned R1-75.

Mr. Evans – So, our agenda this evening, item number one is Mancini. This is a continuation from our last meeting of the public hearing. If we can have a representative, if you are here, come forward. We will need your name and address for the record.

Mr. Mancini – Duane Mancini, 18344 Heritage Trail.

Mr. Evans – Thank you. We had you at the last meeting and we had a public hearing. We asked in particular that you go back and measure what the difference was between the current situation and what was being proposed. If you want to tell us the results of that.

Mr. Mancini – Yes. Five feet. So, it's eleven going to sixteen.

Mr. Evans – So at this point it's an extension of what is already there. It's not the full fourteen feet variance as we thought it might be. That's an important piece of consideration. Questions that anybody has for the applicant?

Mr. Rusnov – The sizes stay the same on this? Okay, that's all I need to know.

Mr. Baldin – I think we covered it pretty well last time and you just had to measure it so we know where we're at.

Mr. Mancini – Yes. You got the letter from the neighbor as well?

Mr. Evans – Yes. I'm sorry, I did mean to mention that. The letter was from 18322 Heritage and they we're in favor of the variance, from the Kolesar's, so yes, thank you very much for providing that.

Mr. Hayden – We also have HOA approval.

1) **DUANE AND EMILY MANCINI, OWNERS/Moscarino Outdoor Creations,
Representative, Cont'd**

Mr. Evans – Because we did continue the public hearing, I will ask if there is anybody in the audience who wishes to speak for the granting of the variance? Is there anybody in the audience who wishes to speak against the granting of the variance? So, hearing none and seeing none, I will then consider the public hearing closed and entertain a motion.

Mr. Rusnov – Mr. Chairman, requesting a 14.5' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 36' Rear Yard Setback and where a 21.5' Rear Yard Setback is proposed in order to install a Paver Patio and Fire Pit; property located at 18344 Heritage Trail, PPN 397-20-149, zoned R1-75.

Mr. Hayden – Second.

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

ROLL CALL:	MR. EVANS	ABSTAIN
	MR. HAYDEN	AYE
	MR. BALDIN	AYE
	MR. RUSNOV	AYE

MOTION PASSED

Mr. Evans – The variance has been granted. There is a twenty day waiting period during which time Council has the opportunity to review our decision. At the end of the twenty days, if Council has not taken action, you'll be notified by the Building Department that you can move forward with your plans. So, you are all set. Sorry we had to bring you back the second time, but we wanted to get it right, so you are set for tonight. You are welcome to stay for the rest of the meeting but as you already know from being at the last one, you can also leave and we won't hold it against you.

Mr. Mancini – Thank you. We've got an eight month old at home, we'll head out.

Mr. Evans – Thank you.

Mr. Mancini – Can I ask a quick question regarding that twenty days? Are you allowed to start demolition of the existing patio?

Mr. Kolick – Just call the Building Department. They'll keep in touch and let you know what you can do and what you can't do.

1) **DUANE AND EMILY MANCINI, OWNERS/Moscarino Outdoor Creations,
Representative, Cont'd**

Mr. Mancini – Thank you.

2) **ALBERT VONDRA, OWNER**

- a) Requesting a 2' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 10' Rear Yard Setback and where an 8' Rear Yard Setback is proposed in order to construct a Concrete Patio;
- b) Requesting a 15' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio encroaching 15' (West) beyond the main dwelling in the Side Yard Setback;
- c) Requesting a 97 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 289 SF Floor Area is proposed in order to construct a Pavilion;
- d) Requesting a 3'11" Height variance from Zoning Code Section 1252.15, which permits a 12' Height and where a 15' 11" Height is proposed in order to construct a Pavilion; property located at 11664 Weston Pointe, PPN 392-03-140, zoned R1-100 (Cluster).

Mr. Evans – Item number two on our agenda, we indicated at the beginning of the meeting, has been removed at the applicant's request.

3) **CHRISTIAN AND ANNA SARY, OWNERS/Brian Knauer with the Pattie Group,
Representative**

Requesting a 22' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 14' Rear Yard Setback is proposed in install a 370 SF Concrete Patio; property located at 9755 Forestview Drive, PPN 398-08-032, zoned R1-75.

Mr. Evans – That takes us to item number three which is Sary on Forestview. Do we have a representative here? If you will come forward to the mic please. If you would give us your name and address for the record.

Mr. Knauer – Brian Knauer with the Pattie Group. 1288 Chillicothe Road, Novelty, Ohio.

3) **CHRISTIAN AND ANNA SARY, OWNERS/Brian Knauer with the Pattie Group,
Representative, Cont'd**

Mr. Evans – Thank you. So, give us a quick thumbnail sketch of what it is that the variance is about. We've all been out to visit the property. We've been out to visit all the properties on the agenda tonight. But give us a quick run through at a minute or so of what it is you're planning on doing for the applicant.

Mr. Knauer – So the Sary's contacted us looking to enhance their backyard space. They have a large deck that's going to be nearing it's end of days at some point. Put together a plan for a new backyard for them. Some functional entertaining space, grow the design. As soon as we got into it we started touching base with the City. Started looking at the rules. We knew a variance was going to be required, so we tried to get them functional space, but actually pull them, get them down into the yard so that they're not looking over that six foot fence as well as try to increase the distance and a little bit closer and try to go a little bit more linear. So, the plan that we have even has two different patio elevations, the series of plans, I think it's going to function really well for their family.

Mr. Evans – We do have a letter from Pine Lakes Homeowner's Association that approves it.

Mr. Knauer – I think Kathy has it in an email.

Mr. Evans – Basically the proposed area is smaller than what is there currently. Correct?

Mr. Knauer – Correct.

Mr. Evans – So it's going to be less of an imposition on any neighbors or anything than what the current one is?

Mr. Knauer – Correct.

Mr. Evans – Questions from Board Members?

Mr. Rusnov – Irregular lot, topographical issue, heavy woods in the back, fenced. Got it covered. Didn't mean to steal your thunder. I'm trying to speed things up.

Mr. Baldin – I think it would be very ideal.

Mr. Evans – This is a public hearing. Is there anybody in the audience who wishes to speak for the granting of the variance? Is there anybody who wishes to speak against the granting of the variance? Hearing none and seeing none, I would declare the public hearing closed and entertain a motion.

3) **CHRISTIAN AND ANNA SARY, OWNERS/Brian Knauer with the Pattie Group, Representative, Cont'd**

Mr. Rusnov – Mr. Chairman, requesting a 22' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 14' Rear Yard Setback is proposed in install a 370 SF Concrete Patio; property located at 9755 Forestview Drive, PPN 398-08-032, zoned R1-75.

Mr. Hayden – Second.

Mr. Evans – Thank you Mr. Rusnov for the motion and Mr. Hayden for the second. Are we good on that Brian? Okay.

Mr. Roenigk – We found a typo.

Mr. Evans – Then may we have a roll call please?

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – So the variance has been granted for tonight. There is that same twenty day waiting period in which time Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days. You can move forward at that time. So, you are set for tonight.

Mr. Knauer – Thank you to the Board.

4) **CHRISTOPHER WOZNICKI AND TIFFANY EAKIN, OWNERS**

- a) Requesting a 2.5' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio Extension encroaching 2.5' (North) beyond the main dwelling in the Side Yard Setback;
- b) Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 31' Rear Yard Setback is proposed in order to install a 267 SF Concrete Patio Extension; property located at 17079 Partridge Drive, PPN 397-04-086, zoned R1-75.

Mr. Evans – Item number four on our agenda is Woznicki and Eakin. Do we have a representative? This is on Partridge Drive. May we have your name and address for the record please?

Mr. Woznicki – My name is Chris Woznicki, 17079 Partridge.

4) **CHRISTOPHER WOZNICKI AND TIFFANY EAKIN, OWNERS, Cont'd**

Mr. Evans – Alright. Give us a thumbnail sketch, and again, we've all been out to look at it, so for the record just give us an idea what the proposal is.

Mr. Woznicki – Very straight forward. We have an existing fourteen by twelve feet stamped concrete patio. I'm looking to expand it six feet back and two and a half feet to the west.

Mr. Evans – Pretty simple. Okay, any questions for Mr. Woznicki?

Mr. Rusnov – No questions.

Mr. Evans – This is an older section of Strongsville; the lots are a little bit tighter and at this point given the original zoning regulations there...

Mr. Rusnov – The original zoning there is from the 60's and 70's. So, it's changed a few times since then.

Mr. Evans – And people, because of Covid, are taking more advantage of their yards which we understand.

Mr. Rusnov – You only have so much to work with in there.

Mr. Evans – All of those things are true.

Mr. Baldin – He's got a fenced in yard. No problem.

Mr. Evans – This is a public hearing. Is there anybody in the audience who wishes to speak for the granting of the variance? Is there anybody who wishes to speak against the granting of the variance? Okay, Mr. Woznicki, why don't you have a seat up front here. Sir, if you'll come up forward and we will need your name and address for the record please.

Mr. Turner – I'm Mike Turner, at 17066 Raccoon Trail. I am southwest of him, so will this affect me at all?

Mr. Rusnov – No.

Mr. Turner – We got a letter so I don't know.

Mr. Evans – Basically everybody within 500 feet gets a letter.

Mr. Rusnov – It's the shotgun effect. If you live within 500 feet then you get a letter.

4) **CHRISTOPHER WOZNICKI AND TIFFANY EAKIN, OWNERS, Cont'd**

Mr. Turner – When he said west, I said wait a minute.

Mr. Evans – So, if you want to come up here, why don't you take my copy because I'm done with it right now. That will show you what he's proposing to do. So, the patio is going to be extended beyond where it's at now. Six feet in one direction and two and a half feet in the other. So, not what I would consider to be necessarily a big dramatic change or anything like that. That's public record. You may take that copy with you. Let me detach that part and you can take that which gives you an idea, but no, I don't think that would affect you. So, then you're not really objecting, you just wanted to get information, and that's cool. That's fine. That's what this is for is to make sure everybody's happy with it.

Mr. Turner – Thank you.

Mr. Evans – Thank you Mr. Turner. Is there anybody else who wishes to object to the variance? Alright, hearing none and seeing none, I will declare the public hearing closed. Mr. Woznicki, why don't you come on back to the podium. I will then entertain a motion.

Mr. Hayden - Mr. Chairman, requesting a 2.5' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio Extension encroaching 2.5' (North) beyond the main dwelling in the Side Yard Setback and (b) requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 31' Rear Yard Setback is proposed in order to install a 267 SF Concrete Patio Extension; property located at 17079 Partridge Drive, PPN 397-04-086, zoned R1-75.

Mr. Baldin – Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – So the variance has been granted. That same twenty day waiting period that we talked about earlier still stands for Council to be able to review it. You'll be notified by the Building Department at the conclusion of the twenty days. So, you are set for tonight.

Mr. Woznicki – Thank you.

5) **JUAN, JR. AND KIMBERLY MATOS, OWNERS**

- a) Requesting a 48 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 240 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 1' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 5' Side Yard Setback and where a 4' Side Yard Setback is proposed in order to construct a 240 SF Accessory Structure; property located at 16601 Lanier Avenue, PPN 397-15-102, zoned R1-75.

Mr. Evans - Item number five on our agenda is Matos on Lanier. If you'll come forward please. We will need your name and address for the record.

Mr. Matos – It's Juan Matos. Address is 11601 Lanier Avenue, Strongsville, Ohio, 44136.

Mr. Evans – Alright. Give us an idea of what it is you're looking at here. In caucus, I don't think you were here, we talked about the fact that there's a lot of sheds in that vicinity. Their smaller houses. They were built a long time ago. The yards are a little bit smaller. So, tell us why you need the bigger shed and about how you're planning on using the area and the location of it.

Mr. Matos – Currently there is an existing shed. It's ten by twelve. What I want to use the extra four feet or extra forty eight square feet is for storage. We did buy, accumulated some more lawn furniture as well. The wife needed a big Covid cookout and so we needed a lot more storage space. Currently behind the existing shed is twenty feet. So, I think we have enough room to expand and extend it.

Mr. Evans – So you are intending on expanding the existing shed. You're not taking that one down?

Mr. Matos – No, I plan on taking that one down because it does need to be replaced.

Mr. Evans – That's what I thought.

Mr. Matos – It's been there for like twenty some years.

Mr. Rusnov – Plus the zoning and everything else over there is like thirty or forty years old and everybody's got a hodgepodge of stuff on that street. Okay, that's enough. I won't talk anymore tonight. I promise.

Mr. Evans – Anything else from Board Members?

5) JUAN, JR. AND KIMBERLY MATOS, OWNERS, Cont'd

Mr. Baldin – When I was out there you told me even though you're requesting the one foot variance, you're still going to go with the Code and move it over. So, you are going to be five feet off the line.

Mr. Matos – Yeah, I have plenty of room between there.

Mr. Baldin – You've got a lot of room there.

Mr. Matos – We'll worry about the second part of it and I will move it over.

Mr. Evans – That's what I was just going to ask.

Mr. Matos – That's okay. I'll adjust it.

Mr. Evans – So, we'll remove (b) from the motion then and that will just only be (a) which is the square footage. Any other questions or any other comments from Board Members? Alright, this is a public hearing. Is there anybody in the audience who wishes to speak for the granting of the variance? Is there anybody who wishes to speak against the granting of the variance? Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Hayden – Mr. Chairman, requesting a 48 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 240 SF Floor Area is proposed in order to construct an Accessory Structure, property located at 16601 Lanier Avenue, PPN 397-15-102, zoned R1-75.

Mr. Rusnov – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – So, the variance has been granted. That same twenty day waiting period, in which time Council has the opportunity to review it. You'll be notified by the Building Department at the conclusion of the twenty days, then you can move forward with the project. So, you're all set.

Mr. Matos – Thank you. Everybody have a good evening.

- 6) **DEREK AND KAELA DOMBROWSKI, OWNERS/Scott Van Den Haute with CLE Premier Inground Pools LLC, Representative**
- a) Requesting a 32' variance from Zoning Code Section 1252.29 (b) (1), which requires an Inground Swimming Pool maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing an Inground Swimming Pool encroaching 32' (West) beyond the main dwelling in the Side Yard Setback;
 - b) Requesting a 5.67' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 16' Rear Yard Setback and where a 10.33' Rear Yard Setback is proposed in order to install a 1,452 SF Concrete Patio;
 - c) Requesting a 22' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 1,452 SF Concrete Patio encroaching 22' (West) beyond the main dwelling in the Side Yard Setback; property located at 18031 Clare Court, PPN 394-31-006, zoned R1-100.

Mr. Evans – Item number six on our agenda.

Mr. Rusnov – Clare Court.

Mr. Evans – Dombrowski on Clare Court. Do you have a representative here? If you'll come up. We'll need your name and address to start with it.

Mr. Van Den Haute – Scott Van Den Haute, 13510 Drake Road.

Mr. Dombrowski – Derek Dombrowski, 18031 Clare Court.

Mr. Evans – Thank you. Alright you guys were here during caucus so you heard a little bit of our comments, so give us an idea of what it is, why you want it in that particular spot and I think you heard Mr. Baldin allude to the fact that part of our job is to try and minimize variances, so at this point could we edge it over a little bit and still accomplish what you want.

Mr. Van Den Haute - Well I guess I'll kind of do a quick run through. So, in-ground pool, open patio is the proposal. As you guys all saw, I'm severely limited by the easement running across the backyard. Irregular lot, I'll save you, cul-de-sac.

Mr. Rusnov – Thank you. Somebody's looking out for me. You just picked up a few points.

6) **DEREK AND KAELA DOMBROWSKI, OWNERS/Scott Van Den Haute with CLE Premier Inground Pools LLC, Representative, Cont'd**

Mr. Van Den Haute – There's obviously further limitations there. The proposed site plan, we played around with it a lot to try to maximize and fall in line with everything. But we want to keep it safe and in a functional location for the pool coming off the deck and unfortunately that left side, really the only place we can go. As far as Mr. Baldin's concerns about the patio, you know we're limited on the rear side to really go with the concrete and I think Derek can probably speak for himself on this too, is that when he's doing this project he's trying to make sure that he's covered if he ever has any future ambitions for things he wants to set up within the confines of the Code.

Mr. Rusnov – In other words, this is the best you can do.

Mr. Van Den Haute – Yes, it really is.

Mr. Rusnov – That is, given the topography, the retention basin, the fencing and the shape of the yard.

Mr. Van Den Haute – Correct. And one last thing I'll add, and if Derek wants to say anything. . .

Mr. Dombrowski – I'm good.

Mr. Van Den Haute – Okay. Got it. Existing elevations, I'm not sure if you noticed, from the street, whatever's going on down there, honestly, he is going to have an attractive landscaping plan proposed as well, but it's not even visible. We have written submission from all the association papers that all approve the layout as is.

Mr. Evans – Part of our concern and the reason Mr. Baldin said that is that when we allow one to do the offset that you're talking about, it becomes public record and believe it or not people actually do read the public records and people do look at things. You know, well Dombrowski they got twenty two feet, so if I want twenty four I can probably get away with that, and it becomes difficult for us to try and manage and containing it. So that's the reason that we ask that. Now having looked at it would be moving it over two feet, that one I'm not sure about and that's the reason Mr. Baldin was trying to look at that. Again, our job is to try and contain what we do so that we don't have to keep getting bigger and bigger on the variances. Somebody wants a 2,000 foot garage and then they want 2,500, then 2,800, and the neighbor down the street says I want 3,000, and it goes like that. So that's the reason and we did have one a couple weeks ago that we turned down that was a little bit different. They wanted to go way into the side yard on it. So, it is something that we have to worry about and it's something that we try to at least work on so that we maintain it. That's the reason that Mr. Baldin asked that.

6) **DEREK AND KAELA DOMBROWSKI, OWNERS/Scott Van Den Haute with CLE Premier Inground Pools LLC, Representative, Cont'd**

Mr. Van Den Haute – The one thing that I will add is the corner of that pool, the front right corner if you're looking at the site plan, that extended it over, that was for safe passage between the edge of that foundation. So, part of this was the existing foundation too and working around that space since that will be a main traffic area, which kind of pushed that out a little further.

Mr. Dombrowski – I'll echo the safety concerns. So, I was out there for nights on end mapping out different locations. I went to the right side of the yard, the left side of the yard, and the biggest issue with bringing the pool in is the safety concern of the passage way, with little kids obviously. A couple things I'll add, obviously it's a fenced in yard. I'm sure you guys saw that, and then also on the side where I'm requesting the variance, there's another ten feet easement in between my yard and the neighbor's yard.

Mr. Baldin – I looked at all that and I have to really agree. Can't we move it to three feet? There's not going to be a whole lot of difference, but you do have the easement on the left side which is a public passage way, and you've got the retention pond behind you. You do have such an irregular size yard, there's no doubt about it, but I just wanted you to take a little better look at it to see if there's anything you can or can't do. You're going to have a big patio. You've got a lot of room there, lots of concrete.

Mr. Dombrowski – The biggest issue. . . I was out there with my wife and it's really my wife, so I basically put the pool in the yard. So, when I move it that way, the actual way my yard flows with my deck, when we go to walk through that passage way with the pool up, it's a pretty big safety concern from my kid's perspective. When that pool comes back it opens up that corner from the foundation dramatically. So, two to three feet actually makes a difference from a safety perspective and that was the biggest issue.

Mr. Evans – Alright. Any other questions from anybody?

Mr. Rusnov – No.

Mr. Baldin – No.

Mr. Evans – Okay. This is a public hearing. Is there anybody in the audience who wishes to speak for the granting of the variance? Anybody in the audience who wishes to speak against the granting of the variance? Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

6) **DEREK AND KAELA DOMBROWSKI, OWNERS/Scott Van Den Haute with CLE Premier Inground Pools LLC, Representative, Cont'd**

Mr. Baldin – Mr. Chairman, requesting a 32’ variance from Zoning Code Section 1252.29 (b) (1), which requires an Inground Swimming Pool maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing an Inground Swimming Pool encroaching 32’ (West) beyond the main dwelling in the Side Yard Setback; (b) requesting a 5.67’ Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 16’ Rear Yard Setback and where a 10.33’ Rear Yard Setback is proposed in order to install a 1,452 SF Concrete Patio; (c) requesting a 22’ variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a 1,452 SF Concrete Patio encroaching 22’ (West) beyond the main dwelling in the Side Yard Setback; property located at 18031 Clare Court, PPN 394-31-006, zoned R1-100 be approved.

Mr. Rusnov – Second.

Mr. Evans – And he did that without taking a breath. Thank you Mr. Baldin for the motion and Mr. Rusnov for the second. May we have a roll call please?

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – So the variance has been granted. The same twenty days applies for Council to have the opportunity to review. You’ll be notified by the Building Department. So, you are set for tonight. The only thing that I have to tell you is that we always require that when you have the grand opening for the pool that you invite the BZA members.

Mr. Hayden – Absolutely.

Mr. Baldin – I want to take a better look at that.

Mr. Hayden – Rich is definitely coming.

Mr. Baldin – They drilled like forty holes in his garage floor. I said what are they doing? This floor was sinking in his garage. They got to bring it back up.

Mr. Dombrowski – It was.

Mr. Van Den Haute – Oh, I thought you were talking about me.

6) **DEREK AND KAELA DOMBROWSKI, OWNERS/Scott Van Den Haute with CLE Premier Inground Pools LLC, Representative, Cont'd**

Mr. Dombrowski – So Rich, to follow up on that, they pumped in close to 10,000 pounds because it was a bad base. They had anticipated somewhere between maybe 3,000 pounds, 2,000 to 3,000 pounds. 10,000 pounds because of a bad backfill. He said he wouldn't be surprised if my garage would have fell in.

Mr. Baldin – Let's hope the foundation doesn't cave in. By the way, did we mention that we have the approval from Continental?

Mr. Evans – I don't think I did. Thank you Mr. Baldin. Yes, we do have the approval from the Homeowner's Association. Gentlemen, you're all set.

Mr. Dombrowski – Thank you. Have a great night.

7) **CITIZEN'S BANK, TENANT/Agile Sign and Lighting, Inc., Representative**

Requesting a 9' Setback variance from Zoning Code Section 1272.30, which requires a 10' Setback from the right-of-way and where a 1' Setback from the right-of-way is proposed in order to install a Ground Sign; property located at 11221 Pearl Road, PPN 392-21-009, zoned General Business (GB).

Mr. Evans – Item number seven on our agenda is Citizen's Bank on Pearl Road. Not seeing a representative. I believe, Mr. Kolick, the appropriate thing would be to punt.

Mr. Kolick – Move it to the last item. Who knows, maybe someone is running late.

8) **MANDY TOFTNER, OWNER**

Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 29' Rear Yard Setback is proposed in order to install a 300 SF Paver Patio; property located at 17617 Lexington Lane, PPN 397-19-113, zoned R1-75.

Mr. Evans – Item number eight on our agenda is Toftner on Lexington Lane. If you will come forward please to the podium and we will need your name and address for the record.

Ms. Toftner – I am Mandy Toftner. I live at 17617 Lexington Lane in High Point Association.

8) MANDY TOFTNER, OWNER, Cont'd

Mr. Evans – Thank you. We do have a letter from High Point. I had indicated at the top of the agenda that as a trustee for High Point that I will have to abstain. That would mean that you would need three positive votes in order for the variance to be passed. So, if at any point this evening you feel that that's in jeopardy, you could ask for it to be tabled. I think at this point with the Homeowner's Association approval you'll probably not need to worry about that. Questions, comments from Board Members? We talked in caucus about this a little bit. Do you want to refresh that for the minutes here?

Mr. Rusnov – Very well kept yard. There's a deck at the rear, newer driveway, it's obvious that you're maintaining this property. I have no issues with this.

Mr. Baldin – Same here.

Mr. Evans – You're welcome to tell us about it, but at this point you do back up to the ditch, we understand the topographical issue of the backyard makes it impossible to put at anywhere else.

Ms. Toftner – The retaining wall that's going along with this patio is also deteriorating at this point, so to get that fixed at the same time would be helpful. I only have one last thing to say and I promise this will not keep you too long. I wanted to thank Kathy. I called with a separate issue, very overwhelmed yesterday. She walked me through it and acted like I was not the lunatic that I was acting like on the phone. She was very helpful and walked me through it and you guys are lucky to have her on the team. So, I thank Kathy for that.

Mr. Evans – It's not often we get comments like that and particularly on the record, so that's very nice. We'll make sure our Building Department Commissioner reads the minutes so that he understands that was made on the record. Thank you. Anything else gentlemen? This is a public hearing. I'll ask if there's anybody in the audience who wishes to speak for the granting of the variance? Is there anybody in the audience who wishes to speak against the granting of the variance? Hearing none and seeing none, I'll declare the public hearing closed and entertain a motion.

Mr. Baldin – Mr. Chairman, requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 29' Rear Yard Setback is proposed in order to install a 300 SF Paver Patio; property located at 17617 Lexington Lane, PPN 397-19-113, zoned R1-75, be approved.

Mr. Rusnov – Second.

8) MANDY TOFTNER, OWNER, Cont'd

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

ROLL CALL:	MR. HAYDEN:	AYE
	MR. BALDIN:	AYE
	MR. RUSNOV:	AYE
	MR. EVANS:	ABSTAIN

MOTION PASSED

Mr. Evans – The variance has been granted so you have the same twenty day waiting period. You'll be notified by the Building Department at the conclusion of the twenty days and can move forward with the project then. So, you're all set for tonight. Thank you for your patience and you are set.

Ms. Toftner – Thank you.

7) CITIZEN'S BANK, TENANT/Agile Sign and Lighting, Inc., Representative

Requesting a 9' Setback variance from Zoning Code Section 1272.30, which requires a 10' Setback from the right-of-way and where a 1' Setback from the right-of-way is proposed in order to install a Ground Sign; property located at 11221 Pearl Road, PPN 392-21-009, zoned General Business (GB).

Mr. Evans – Item number seven on our agenda we skipped. Is there anybody here yet from Citizens Bank? Mr. Kolick, I believe that then we would defer this to the next agenda.

Mr. Kolick – I believe that would be the best thing. Kathy, they were informed they were on the agenda, were they not?

Ms. Zamrzla – I actually spoke to the applicant today.

Mr. Kolick – Did he say he wasn't coming?

Ms. Zamrzla – She. She was inquiring about the agenda and I directed her to the website and she saw the agenda and saw that she was on for number seven and was asking how, if I thought what time that was gong to go to and I told her I didn't really know.

7) **CITIZEN'S BANK, TENANT/Agile Sign and Lighting, Inc., Representative**

Mr. Kolick – Why don't we just table it. We'll continue the public hearing until the next meeting, but we won't have to re-post it or anything and people would have gotten notices for tonight.

Mr. Evans – So we want to open the public hearing?

Mr. Kolick – We'll open the public hearing and leave it open. We'll table the item and leave the public hearing open until the next meeting.

Mr. Evans – So anything else to come before us this evening?

OTHER BUSINESS

Mr. Kolick – Mr. Chairman, just one other question. I noticed here the last few months, we're getting a lot of requests for rear yard setbacks on patios and probably about 99% approved, if not 100% approved. Maybe the Members ought to look at our Code and see if you think we need to be more liberal and then request it from City Council if you feel that's what we need to do.

Mr. Rusnov – The standards we have for granting variances have been the same for many years.

Mr. Evans – That would be a true statement.

Mr. Kolick – Well, those standards are pretty common, Mr. Rusnov. Even now, for most communities that I've done work in, Westlake, Solon, Rocky River, Beachwood, all of them have pretty much the same standards, frankly.

Mr. Evans – Isn't that driven by the Ohio Revised Code?

Mr. Kolick – No. These are strictly set by our Charter and by our ordinances, our standards.

Mr. Roenigk – I struggle with some of the things when I do reviews. I'm dealing with a deck with a roof over the deck, it looks like a pavilion, but it's really a roof over a deck. They have a shed and I have to make them come here. But it's not a pavilion free-standing out in the yard. It's a four post on a deck, but it's an accessory structure according to our Zoning. I struggle with that making them come here for the second accessory structure when it's not a building. It's a roof over a deck.

Mr. Kolick – Well the problem you can run into though is then they make them larger and larger and larger. And there's only so much space in these yards.

OTHER BUSINESS, Cont'd

Mr. Roenigk – But it's not going to be any bigger than the deck, and it's not going to higher than twelve feet.

Mr. Kolick – I understand but the idea is at least a deck is going to be seasonal. You start putting roofs over it and you know the next thing they'll do is put wall on it or three walls on it. So, I think they go by the use too. How much use they're going to get. How many seasons. How late are they going to use it? How early are they going to use it? I don't know if there's much we can do about that. But I am concerned more with, I hate to keep running people back here for two feet, three feet rear yard setback variances.

Mr. Evans – Part of the reason though is that the older properties, and I'm not sure how you legislate if its an older property versus a newer property because the setbacks have been changed over the course of time and on older properties those setbacks were determined by the fact that nobody used to have big decks, big patios and thanks to Covid everybody wants big patios because now you're outside all the time. That's a reality of life. I'm not opposed to continuing to look at it as a variance situation because I think that each one is different.

Mr. Hayden – Kind of dovetailing off that with respect to the structure of the agenda. Would it make. . . I don't know how we do the lineup, but would it make sense if we noticed that like Mandy just had seven feet patio, like putting those more towards the beginning to like get them out and gone rather than having someone like her wait until the end of the meeting. We probably could have knocked that one out really easily at the beginning. I just didn't know like how we do them. Do we do them like how them come in or. . .

Ms. Zamrzla – That's exactly how it's done. It's how they come in. Normally the ones like Mr. Mancini, people who are tabled and come back, they usually go to the end, but he specifically requested, he wanted to be at the beginning because he wanted to get home to his eight-month old baby, so we put him at the beginning, but usually they go in the order that they come in to the Building Department.

Mr. Hayden – Makes sense.

Mr. Rusnov – That's where your common sense comes into play. How you structure it.

Mr. Evans – I'm not sure that's required that we do it that way.

Mr. Roenigk – Just heard the door open.

7) **CITIZEN'S BANK, TENANT/Agile Sign and Lighting, Inc., Representative**

Mr. Hayden – Are you from Citizens Bank?

Mr. Evans – We didn't adjourn yet.

Ms. Belknap – Yes. I got lost. I put in 16888 Royalton Road.

Mr. Rusnov – Step up to the microphone.

Mr. Kolick – Let me swear you in before you start.

Ms. Belknap – Okay.

Mr. Kolick stated the oath.

Mr. Evans – The first thing that we're going to need is your name and address.

Ms. Belknap – 35280 Lakeland Boulevard, Eastlake, Ohio, 44095.

Mr. Rusnov – We covered this in caucus stating pretty much that you are replacing the sign that's already there and the pole sign is coming down.

Ms. Belknap – Correct.

Mr. Rusnov – That pretty much summarizes it.

Ms. Belknap – Yes. The sign was hit so the sign is currently down. It's no longer there.

Mr. Hayden – Did this just happen?

Mr. Evans – Shows how much we all pay attention.

Mr. Baldin – Well it's not there, so that's why I didn't know.

Mr. Evans – I drove by it at least ten times this week and I didn't notice it.

Ms. Belknap – The sign is not there. I do know that they conformed to the monument sign instead of the pole signs and they have nowhere else to put it so that's why we're asking for the nine feet variance.

7) **CITIZEN'S BANK, TENANT/Agile Sign and Lighting, Inc., Representative, Cont'd**

Mr. Evans – We did talk about the setback and the fact that there is, because it's up against the parking area, that we'd have to intrude into the parking area and we've done that a couple of times on Pearl Road and it hasn't worked so we're not inclined to do that again. Any other comments? This is a public hearing so I will ask if there is anybody in the audience who wishes to speak for the granting of the variance? Is there anybody in the audience who wishes to speak against the granting of the variance. If not, I will then entertain a motion.

Mr. Rusnov – Mr. Chairman, requesting a 9' Setback variance from Zoning Code Section 1272.30, which requires a 10' Setback from the right-of-way and where a 1' Setback from the right-of-way is proposed in order to install a Ground Sign; property located at 11221 Pearl Road, PPN 392-21-009, zoned General Business (GB).

Mr. Hayden – Second.

Mr. Evans – Thank you Mr. Rusnov for the motion and Mr. Hayden for the second. Now I think what we probably need to do is pause here for about five minutes. Ms. Belknap, I don't think you can walk in and be done in less than a minute.

Ms. Belknap – I know.

Mr. Evans – That just does not seem fair.

Ms. Belknap – There is no way that they are at seven. I'm like I'm seven. I'm going. I actually went past this place and I went all the way down. It took me past the church, like the one over in Columbia. I'm like, there is no way they are this far out.

Mr. Baldin – Can you find your way back to Eastlake?

Ms. Belknap – So you turn around. . . I do apologize. I'm usually very prompt. I'm sorry to keep you waiting.

Mr. Evans – We won't hold that against you. We will then have a roll call please.

ROLL CALL:

ALL AYES:

MOTION PASSED

7) **CITIZEN'S BANK, TENANT/Agile Sign and Lighting, Inc., Representative, Cont'd**

Mr. Evans – So there is a twenty day waiting period. The variance has been approved by us but City Council has the opportunity to review all variances that we grant. At the end of the twenty days you'll be notified by the Building Department of the non-objection of Council. At that point you would be able to move forward with it. So, you are done for tonight.

Ms. Belknap – Thank you very much.

Mr. Kolick – Mr. Chairman. Brian, has ARB taken a look at this because it's in a General Business district?

Mr. Roenigk – I'm not aware if they have.

Ms. Belknap – I have not submitted for ARB either.

Mr. Kolick – Okay. Contact our secretary, Carol, she's the secretary to the ARB and she'll help you out. It's 580-3166. It's a 440 and she'll get you on ARB agenda if you haven't been approved there or determine if you need to go there.

Ms. Belknap – Okay. Thank you.

Mr. Kolick – You can do that during the twenty day period.

Ms. Belknap – Okay. So then permit wise, we have to wait for an approval from ARB and then we'll move forward with that?

Mr. Kolick – Right.

Ms. Belknap – Okay, perfect. Thank you guys. I appreciate it.

Mr. Kolick – Glad you made it.

Mr. Evans – You're just lucky we were sitting here talking about something else. Did we conclude the other discussion then, I believe?

OTHER BUSINESS

Mr. Kolick – I guess. What I was thinking about was some of these patios is we have requirements and decks you can go fourteen feet beyond the house. Maybe what we considered is to let it go

OTHER BUSINESS, Cont'd

further, but still not encroach within a certain distance of the rear property line because that way someone who has a big backyard, we could still approve it without having to send them to this Board for a two feet variance or a three feet variance or whatever it is. If you think we should. Brian and Mike can explore it.

Mr. Roenigk – Absolutely. I'd love to have more leeway like that. I'm bound by numbers and if I can get more leeway it would help.

Mr Evans – We usually grant these.

Mr. Kolick – We do, but it's like almost every rear yard where we've been granting, granting, granting variances. So, I'm just wondering if we need to lessen the rear yard requirements.

Mr. Evans – Change the dynamic of everything. People are using the outdoors more than they ever have.

Mr. Rusnov – How are we doing on requests?

Mr. Roenigk – Residential patios, finished basements went absolutely through the roof the last year and a half. Pools. I did more than twelve in-ground pools in the last year and a half. I usually do three in a year. More than twelve in a year and a half.

Mr. Evans – So I think that's a good idea. I would fully support it.

Mr. Roenigk – I'd love to have more leeway. Absolutely.

Mr. Evans – Good point Mr. Kolick. Anything else? Alright, then we will be adjourned.

Signature on File
Mr. Evans, Chairman

Signature on File
Kathy Zamrzla, Sec'y

Sept. 8, 2021
Approval date