

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

**Meeting of
December 1, 2021**

Board of Appeals Members Present: Ken Evans, Richard Baldin, John Rusnov, Dustin Hayden, David Houlé

Administration: Assistant Law Director Daniel J. Kolick

Assistant Building Commissioner: Brian Roenigk

Recording Secretary: Kathy Zamrzla

Mr. Evans – I'd like to call this caucus for the meeting of December 1, 2021 to order. This is a time for the Board Members to discuss the items that are on our agenda. We'll invite your participation at 8:00 when the actual meeting begins. You can stay and listen to the Board Members talk about the items on the agenda. We have minutes for November 17, 2021. We have one item on the agenda this evening. This is a nine foot variance.

The Board members discussed the following:

1) **SAHAR JRAKI, OWNER/Joe Calderwood with CM Consultant Group, Inc..
Representative**

Requesting a 9' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 41' Rear Yard Setback is proposed in order to construct a 655.4 SF Addition; property located at 14191 Peppercreek Drive, PPN 398-19-048, zoned R1-75.

Mr. Houlé stated that the homeowner was not home when he visited the property. Mr. Rusnov stated that there may be a blocked view from the East. Mr. Houlé stated that the lot is narrow. Mr. Rusnov agreed and stated that the homeowner does not have a lot of area to work with because he has a curve with the corner lot. Mr. Evans stated that the HOA has approved the project along with two neighbors. Mr. Roenigk stated that because construction is starting to slow down, that the Building Department will go back and look at rear yard setbacks and possibly adjust them because of the changing times.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
December 1, 2021**

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

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

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

Mr. Evans – I would like to call this December 1, 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	PRESENT

Mr. Evans - I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. We have minutes from November 17, 2021. If there are no changes, we will submit those as they were given to us for the record. If you are here this evening and you plan on addressing the Board, I would ask that you stand and be sworn in by our Assistant Law Director, as well as our secretary and Building Department representative.

Mr. Kolick stated the oath to those standing.

1) **SAHAR JRAKI, OWNER/Joe Calderwood with CM Consultant Group, Inc..
Representative**

Requesting a 9' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 41' Rear Yard Setback is proposed in order to construct a 655.4 SF Addition; property located at 14191 Peppercreek Drive, PPN 398-19-048, zoned R1-75.

Mr. Evans – We have one item on our agenda this evening. That is Sahar Jraki. If you would come forward please. Please state your name and address for the record.

1) **SAHAR JRAKI, OWNER/Joe Calderwood with CM Consultant Group, Inc..**
Representative, Cont'd

Mr. Calderwood – My name is Joseph Calderwood. My address is 6064 Hyde Street, Mentor, Ohio.

Mr. Evans – If you would give us a quick description of what the owner is planning on doing. You heard us talk in caucus. We know a lot of folks want more room because they are home more with Covid.

Mr. Calderwood – The homeowner that I'm representing wants to add on to the back of the house and with the current setback requirement the addition would only be fourteen feet. They do have a large family and when they have gatherings, fourteen feet won't cut it. With the existing house that they have now, which is very nice on the inside, the rooms aren't big enough to handle the large family gatherings that they have. With this new addition we'd like to see if we can get the variance so they could have one large room. It would be a gathering room along with a dining room combined into one large facility. That's what we're requesting.

Mr. Evans – We did talk in caucus about the swale in the back and I image you will be well clear of that.

Mr. Calderwood – Yes. I purposely put the addition more to the left so it's away from the street so it doesn't stand out as much.

Mr. Rusnov – When this house was built it probably conformed to the zoning. The zoning has changed numerous times and some of the things that are in front of us probably should be in a revised code. We're fully aware of all the issues here.

Mr. Calderwood – Also the way this house was built originally, the garage sticks out forward, so that kind of hindered, even though the house is large, it set back from the minimum setback, so that kind of hinders the backyard.

Mr. Houlé – We do have Homeowners Association approval and we also have two letters from some neighbors also supporting the granting of the variance. One is from 14159 and 14255 Peppercreek Drive. I'm assuming one is right to the east of the house where that addition is going to go. As I mentioned before, there isn't much room in the backyard and it is pushed off to the side so it will be minimal visually.

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

1) **SAHAR JRAKI, OWNER/Joe Calderwood with CM Consultant Group, Inc..**
Representative, Cont'd

Mr. Houlé - Mr. Chairman, requesting a 9' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 41' Rear Yard Setback is proposed in order to construct a 655.4 SF Addition; property located at 14191 Peppercreek Drive, PPN 398-19-048, 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 PASSED

Mr. Evans – The variance has been granted by this Board. There is a twenty day waiting period during which time City Council has the opportunity to review our decision. If Council chooses not to take action, you will be notified by the Building Department at the end of the twenty days and then you can move forward with the project. You are done for tonight.

Mr. Calderwood – Thank you.

Mr. Evans – Is there anything else to come before the Board? Then we are done. Meeting adjourned.

Signature on File
Mr. Evans, Chairman

Signature on File
Kathy Zamrzla, Sec'y

December 15, 2021
Approval date