

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
June 24, 2020

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

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

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

Mr. Evans – Good evening ladies and gentlemen. I would like to call this June 24, 2020 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL: ALL FIVE MEMBERS 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 before us minutes from May 27, 2020. I don't believe that there are any corrections so we will approve those and send them forward as submitted. Then we will submit them for the record. If you are here this evening and wish to speak, 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) MICHAEL CEHLAR AND JOY STANKOWSKI, OWNERS

Requesting a variance from Zoning Code Section 1252.18 to permit a second Accessory Structure where a 120 SF Gazebo exists and a second 140 SF Accessory Structure Storage Shed is proposed; property located at 17962 Walnut Drive, PPN 394-23-057, zoned R1-75.

Mr. Evans – Tonight we have Public Hearings on our agenda. Item number one is Michael Cehlar of 17962 Walnut Drive. If you would come forward to the microphone and state your name and address for the record.

Mr. Cehlar – Mike Cehlar, 17962 Walnut Drive.

Mr. Evans – Thank you. You are here tonight to permit a second accessory structure. We have all been out to look at the gazebo that you already have so tell us why it is that you need a shed in the back yard as well.

Mr. Cehlar – Okay, so the house is a slab house. There is no basement. When I bought the house in 1987 it was just me and so storage wasn't much of an issue. When I got married in 2005 storage became more of a thing and for a few years after we got married it wasn't even a question then my wife said we should have a shed because there were all kinds of things in the garage. I didn't want a shed. So, it flipped where I

1) MICHAEL CEHLAR AND JOY STANKOWSKI, OWNERS, Cont'd

Mr. Cehlar continues - wanted a shed and she didn't and space became apparent because we had to redo shelving in the garage and things accumulate. You try to get rid of stuff and you can't. My neighbor, Tom, had a shed that he replaced just last year from the same company that we're contracting with to do this and that gave us the desire to move forward, especially if I was going to get an SUV to match my wife's SUV and then space in the garage would really be nice. We decided to contract and spend the money to get something nice and that is why we are doing this.

Mr. Evans – We usually have a pool here that by next year one or both of your cars will be in the drive even though you've added a shed for storage. It sometimes happens.

Mr. Cehlar – Well, I can't doubt that. My car ends up outside more often anyway but in wintertime we need to have the space. We do a pretty good job organizing it but it has gotten to the point in our garage and we're on a slab so we have no extra space to put things that need to be stored.

Mr. Evans – And you're going to meet all the setbacks required for a shed.

Mr. Cehlar – Yes, I was told that it has to be 5' off the one side and the other. I'll verify that and I'll measure it out as best as I can and move it in another foot or so to be reasonably sure. It will be built on site by the company and from what my neighbor Tom said they do a great job as far as how they put the walls in and the vent, ridge cap and vents and we'll certainly maintain it. We maintain our house pretty well inside and out as long as I've been there. I think a shed would help us out but eventually would be something to add value to the property too.

Mr. Evans – Questions from Board members?

Mr. Houlié – Mr. Chairman, your property backs up to common ground and a retention basin?

Mr. Cehlar – Yes.

Mr. Houlié – Okay, so it should not be in anybody's line of sight.

Mr. Cehlar – No, and to answer a different question if I may, we aren't doing this because of that but it just so happens that we want to put it in the back right corner because I didn't want it in the middle because it would chew up more space so we choose to put it in the far right corner for utilitarian purposes. There is no one behind us for 300 feet or maybe more. I don't know.

Mr. Kolick – Mr. Chairman, that land is owned by the City. It's the City's detention basin back there. It's not owned by a homeowner's association. It's not going to adversely affect that in any way.

Mr. Cehlar – I don't think there is a homeowner's association.

Mr. Kolick – Not for Walnut.

Mr. Baldin – I see that you have a nice back yard and you have it staked out and as Mr. Houlié said you have a lot of land back there. I don't see a problem with it.

1) MICHAEL CEHLAR AND JOY STANKOWSKI, OWNERS, Cont'd

Mr. Evans – Okay, this is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variance? Is there anyone in the audience who wishes to speak against the granting of the variance?

Mr. Cehlar – I have a handwritten note from my neighbor.

Mr. Evans – We appreciate that but it's not needed. 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 request a variance from Zoning Code Section 1252.18 to permit a second Accessory Structure where a 120 SF Gazebo exists and a second 140 SF Accessory Structure Storage Shed is proposed; property located at 17962 Walnut Drive, PPN 394-23-057, zoned R1-75.

Mr. Rusnov - Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – The variance has been approved by this Board. There is a twenty day waiting period during which time City Council has the opportunity to review our decision. You will be notified by the Building Department at the end of the twenty days and then can proceed with the project. For tonight you're all set.

Mr. Cehlar – And I'll get a letter in the mail?

Mr. Evans – Yes.

Mr. Cehlar – Thank you, good night.

2) JAMES AND GINA FEE, OWNERS

- a) Requesting a 2' Rear Yard Setback variance from Zoning Code Section 1252.15 which requires 5' Rear Yard Setback and where a 3' Rear Yard Setback is proposed in order to construct a 176 SF Accessory Structure;
- b) Requesting a 3' Side Yard Setback variance from Zoning Code Section 1252.15 which requires 5' Side Yard Setback and where a 2' Side Yard Setback (South) is proposed in order to construct a 176 SF Accessory Structure;
- c) Requesting a 3' Side Yard Setback variance from Zoning Code Section 1252.15 which requires 5' Side Yard Setback and where a 2' Side Yard Setback (North) is proposed in order to construct a 176 SF Accessory Structure; property located at 18920 Laurell Circle, PPN 399-26-072, zoned R1-75.

2) JAMES AND GINA FEE, OWNERS, Cont'd

Mr. Evans – Item number two is James Fee and if you would come forward to the mic please? We also need your name and address for the record.

Mr. Fee – It's James Fee, 18920 Laurell Circle.

Mr. Evans – Mr. Fee, you are asking for a whole bunch of variances related to the property and building a shed on there. Can you tell us what it is that you're planning and building and why it has to be situated where you are proposing? We have all been out to see it but please describe it for the record.

Mr. Fee – No problem, the back corner of the lot is essentially dead space. All the neighbors yards flow through the swale into my back yard so the plan is to add some additional drainage and use the dead space for a shed where it's hidden out of the line of sight. It's a decent amount of space so I figured I may as well see if I can get the whole lot of it.

Mr. Evans – Questions from the Board?

Mr. Baldin - Mr. Fee, did I see a pretty good sized shed up against your house?

Mr. Fee – You did.

Mr. Baldin – And how long have you had that up against your house?

Mr. Fee – It was there when I bought the house three years ago.

Mr. Baldin – So, someone else put that up.

Mr. Fee – Yes, sir.

Mr. Baldin – It's probably something that the Building Department hasn't noticed. Maybe there wasn't a permit. It's right up against the house. What is the situation on that?

Mr. Roenigk – Kathy is looking that up.

Ms. Zamrzla – Mr. Chairman, it does say on the application that he has one other detached accessory structure on the property.

Mr. Baldin – But it's right up next to the house.

Mr. Fee – That shed will be deleted.

Mr. Evans – Excellent.

Mr. Baldin – Otherwise you would have to move it into your yard.

Mr. Evans- There would have been another variance to have an additional accessory structure.

2) JAMES AND GINA FEE, OWNERS, Cont'd

Mr. Roenigk – If he is approved it will be noted that he has to remove it within 30 days of construction.

Mr. Evans – Excellent, good answer.

Mr. Kolick – Mr. Chairman, the aerial view shows the shed on that same area from the neighbor's yard on Bennington. Is that shed still there on the corner, because, again, the aerial could have been taken a while ago?

Mr. Fee – I think he has two structures and one is like a permanent shed. The other is a plastic movable building.

Mr. Kolick – The one that is in the corner over where yours is going, is that the plastic or the permanent one?

Mr. Fee – They are located right next to each other.

Mr. Kolick – Do you know how far off the property line they are? We don't want one shed up against the other one there.

Mr. Fee – It would be speculation but I would guess less than five feet but I haven't measured.

Mr. Evans – Would we count the plastic one or not?

Mr. Baldin – Do you want the City of take a look at that or not?

Mr. Kolick – Well, it certainly could affect what you're doing here. Is that shed within two feet of your property or within three feet?

Mr. Fee – That's the closer side.

Mr. Roenigk – The shed would be closer on that side.

Mr. Fee – Two feet. Correct.

Mr. Kolick – So, you're two feet and you think he's two feet away?

Mr. Fee – No, I don't know.

Mr. Kolick – The County aerial shows it being right on the property line.

Mr. Fee – I'm not aware.

Mr. Evans – It's pretty close to the property line. The only reason why I say that is because originally when I looked at these three variances I wasn't in favor of it but when I looked at the drainage, swale and sewer I thought why is this in the middle of the back yard.

2) JAMES AND GINA FEE, OWNERS, Cont'd

Mr. Roenigk – He is stuck with what he has. I am aware of the issue with the neighboring sheds. I will probably be the one personally doing the inspections on this instead of a field inspector if it does get approved today and I will discuss with the neighboring properties if there are issues. Mr. Fee will have to find his property pins before he can install the shed. I will be looking at this personally to see that he puts it where it's supposed to be and I was planning on discussing with the neighbor that there are issues.

Mr. Fee – Also, I talked to all my neighbors and they are all on board.

Mr. Kolick – Have you talked to the neighbor with the shed in the corner?

Mr. Fee – Yes, I have.

Mr. Kolick – And he or she was on board?

Mr. Fee – Yes.

Mr. Evans – It's plastic so it could be moved to the other side of the permanent shed easily. That's one of the things that I wasn't sure of is whether we count those. It's not really a shed, it's a storage bin.

Mr. Roenigk – I will deal with that.

Mr. Evans – Any other questions? This is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variance? Is there anyone 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.

Mr. Baldin – Mr. Chairman, I would like to make a motion to request a 2' Rear Yard Setback variance from Zoning Code Section 1252.15 which requires 5' Rear Yard Setback and where a 3' Rear Yard Setback is proposed in order to construct a 176 SF Accessory Structure and b) Requesting a 3' Side Yard Setback variance from Zoning Code Section 1252.15 which requires 5' Side Yard Setback and where a 2' Side Yard Setback (South) is proposed in order to construct a 176 SF Accessory Structure and c) Requesting a 3' Side Yard Setback variance from Zoning Code Section 1252.15 which requires 5' Side Yard Setback and where a 2' Side Yard Setback (North) is proposed in order to construct a 176 SF Accessory Structure; property located at 18920 Laurell Circle, PPN 399-26-072, zoned R1-75 be approved and noted they will be removing an accessory structure that is against the house within thirty days of completion of the approved accessory structure.

Mr. Rusnov – Second. 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 GRANTED

Mr. Evans - The variance has been approved by this Board. There is a twenty day waiting period during which time City Council has the opportunity to review our decision. You will be notified by the Building Department at the end of the twenty days and then can proceed with the project. For tonight you're all set.

2) **JAMES AND GINA FEE, OWNERS, Cont'd**

Mr. Fee – Thank you very much. I appreciate your time.

Mr. Evans – Thank you. Is there any other business to come before the Board? If not, we are adjourned.

Signature on file
Mr. Evans, Chairman

Signature on File
Kathy Zamrzla, Sec'y

August 12, 2020
Approval date