

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

**Meeting of  
March 24, 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) MEGAN HOOK, OWNER**

Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 10' Side Yard Setback is proposed in order to install a 27' Above Ground Swimming Pool; property located at 10338 Prospect Road, PPN 391-16-010, zoned R1-75.

**Mr. Roenigk stated that the reason that the owners will be installing a future deck so the pool location would need to be where they are proposing it. The Board stated that the lot is large and deep.**

**2) NITIN AND DISHITA THAKER, OWNERS**

Requesting a 14' 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 728 SF and 224 SF Concrete Patio encroaching 14' beyond the main dwelling into the Side Yard Setback; property located at 22408 Valleybrook Lane, PPN 392-13-076, zoned R1-75.

**The Board members stated that there is a topographic hardship at this location so a variance could be warranted. Mr. Houlé stated that there is a HOA letter of approval.**

**3) ALAN LUBER, OWNER**

- a) Requesting a 562 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 754 SF Floor Area is proposed in order to construct a Covered Patio and Gazebo;
- b) Requesting a 3' Height variance from Zoning Code Section 1252.15, which permits a 12' Height and where a 15' Height is proposed in order to construct a 754 SF Covered Patio and Gazebo; property located at 22235 Horseshoe Lane, PPN 392-09-073, zoned R1-100.

**Mr. Houlé stated that the HOA has submitted a letter of approval. The Board members stated that there is a topographic hardship at this location so a variance could be warranted.**

**4) SGT. CLEAN’S/Brian Kruszewski with Sgt. Clean’s and Richard Bozic, Architect, with Blatchford Architects, Representatives**

Requesting a 6.33’ Side Yard Setback (South) variance from Zoning Code Section 1262.07, which requires a 15’ Side Yard Setback (South) and where an 8.67’ Side Yard Setback (South) is proposed in order to construct a 58.5 SF Equipment Room Addition; property located at 18534 Pearl Road, PPN 394-26-003, zoned Commercial Service (CS).

**The Board stated that the commercial property to the south has not been developed so this small utility building at the south side shouldn’t have any affect on a neighbor because all of the equipment will be enclosed within.**

**5) SGT. CLEAN’S/Brian Kruszewski with Sgt. Clean’s and Richard Bozic, Architect, with Blatchford Architects, Representatives**

Requesting a 19.5’ Side Yard Setback (South) variance from Zoning Code Section 1258.11 (b) (3), which requires a 25’ Side Yard Setback (South) and where a 5.5’ Side Yard Setback (South) is proposed in order to construct a 2,446 SF Expansion; property located at 12653 Pearl Road, PPN 396-07-005, zoned General Business (GB).

**Mr. Evans stated that this former car wash is looking to add an extension. Mr. Houlé stated that reopening the car wash would be an advantage. Mr. Houlé advised the Board the during his discussion with the property owner, the property owner stated that he spoke with neighbors and they had no objections. Mr. Baldin stated that reopening the car wash would be tight but an asset. Mr. Evans stated that during the meeting he will speak to the concerns about traffic backing up on Pearl Road attempting to get into the car wash and cars backing up attempting to get out of Meadow Lane. Mr. Evans stated that he is concerned about lighting affecting the neighbors and wants the ARB or Planning Commission to consider the lighting when approving this project. Mr. Kolick stated that the Board can condition an approval to require the property owner to retain a traffic officer during peak heavy traffic time. Mr. Hayden asked if there were previous traffic issues at this car wash and Mr. Evans stated he wasn’t aware of any.**

**6) MARIA GARDEN’S, TLT PROPERTIES II, LLC/Tom Kaminski, Representative**

**Extension of the determination of March 25, 2020 of the Board of Zoning and Building Code Appeals:**

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming use and where the applicant is proposing the addition of a 4,096 SF unenclosed Accessory Structure;
- b) Requesting a 15' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a 15' Side Yard Setback and where a 0' Side Yard Setback is proposed with a 4,096 SF Unenclosed Accessory Structure going over onto a contiguous lot; property located at 20465 Royalton Road, PPN's 393-15-011 and 393-16-001, zoned R1-75.

**The Board stated that this is a request for an extension for a project that was put on hold due to circumstances regarding the pandemic, such as construction costs rising.**

7) **ADAM RACE, OWNER/Matt Matisko with Morton's Landscaping,  
Representative**

- a) Requesting a variance from Zoning Code Section 1252.29 (b) (1), which prohibits a Swimming Pool to be located in the Side Yard and where a 392 SF Inground Swimming Pool in a Side Yard is proposed;
- b) Requesting a 34.5' 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 900 SF Concrete Pool Deck Extension encroaching 34.5' beyond the main dwelling into the Side Yard Setback;
- c) Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where a second 80 SF Accessory Structure is proposed;
- d) Requesting a 7' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 13' Setback from the main building is proposed in order to install an 80 SF Accessory Structure; property located at 11742 The Bluffs, PPN's 396-05-016 and 396-05-017, zoned PDA-2.

**Mr. Kolick stated that this property has two parcels and the owner needs to consolidate the two parcels prior to the Board acting on the variance request. Mr. Evans stated that they will hold the Public Hearing and then ask the applicant to table the request until further notice.**

**The Board approved the minutes from March 10, 2021.**

**Mr. Kolick stated that City Council changed the sign ordinances to reflect that the City now permits menu boards on carry out restaurant businesses and that the City now permits more than one sign on any building larger than 5,000 SF but there is a limit on the overall square footage signage. There was also a change regarding illumination of signage.**

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS  
MINUTES OF MEETING  
March 24, 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 March 24, 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 Strongsville Codified Ordinances of the City of Strongsville. We have before us this evening minutes from March 10, 2021. We discussed these in caucus. Unless there are additional comments we will submit those as they were given to us for the official record. If you are here this evening and you are intending on speaking to the Board, I will now ask that you stand and be sworn in by the Assistant Law Director. If you're here for a Public Hearing or an applicant to introduce an item for the agenda, and also the Assistant Building Commissioner and our secretary, please stand for the oath.

Mr. Kolick stated the oath to all standing.

1) **MEGAN HOOK, OWNER**

Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 10' Side Yard Setback is proposed in order to install a 27' Above Ground Swimming Pool; property located at 10338 Prospect Road, PPN 391-16-010, zoned R1-75.

Mr. Evans - Item number (1) on our Public Hearing is Megan Hook for 10338 Prospect Road. Do we have a representative here for that? If you would come forward to the microphone and state your name and address please for the record.

Ms. Hook – My name is Megan Hook, 10338 Prospect Road, Strongsville.

Mr. Evans – You are here this evening looking for a side yard setback variance for a pool. If you can talk to us a little bit about it. We talked in caucus about your project and all of us made the observation that we really didn't think that the pool needed to be that far over but Brian informed us about your future plan.

Ms. Hook – We do sit on a little over 2 acres but the thing is we want the pool closer to the house. We're going to be putting in a large deck to get from the house to the pool. Our lot is very narrow. It goes very far but it's very narrow. We do have a garage that sits there. We want to have enough space to get a vehicle in between the garage and the pool if we need to. A good space to get the lawn mower through and what not. The only neighbor that this will affect is on the south side. I do have a letter from him that says that he has no problem with the variance. All of our neighbors are really close and no one seems to have a problem. So, we need a 5' variance to give us more space between the garage and the pool to be able to get kids running through, lawn mower, and stuff like that.

Mr. Evans – Gentlemen, questions?

Mr. Baldin – As you pointed out in caucus, I didn't know why you wanted the variance but you did tell me about the deck.

Ms. Hook – Yes, it's going to be a very large deck.

Mr. Baldin – There's a pool two doors down. It looks like it's the same size.

Ms. Hook – It's the exact same size and parallel.

**1) MEGAN HOOK, OWNER, Cont'd**

Mr. Baldin – You do get along with your neighbors because you have a turn around driveway and you live on Prospect Road. You can go up your driveway or your neighbor's driveway and turn around. It's a clever idea.

Ms. Hook – There's a row of six of us. We're all really good friends and I even explained it to the neighbors down Creek Side and they're like, oh yea. Not a problem

Mr. Baldin – I see no problem.

Mr. Evans – Anyone else?

Mr. Houlé – I had a concern too but you've explained that it's because of the proposed deck. I'm okay with it.

Ms. Hook – It's going to be a large deck. We're pushing the pool back as far as we can.

Mr. Houlé – It's a 27' circular pool.

Ms. Hook – The next step after the pool is apply for a permit for the deck.

Mr. Evans – Ms. Hook, if you have a letter from your neighbor that you want to present we will enter that into the record. We'll keep it a part of the official record. Thank you. I neglected to mention that we have all been out to visit all the properties that are on the agenda tonight. We've seen the property and that's why we ask you to stake it out. Anything else? 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. Houlé – Mr. Chairman, I would like to make a motion for a 5' Side Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15' Side Yard Setback and where a 10' Side Yard Setback is proposed in order to install a 27' Above Ground Swimming Pool; property located at 10338 Prospect Road, PPN 391-16-010, zoned R1-75.

Mr. Hayden – Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

**1) MEGAN HOOK, OWNER, Cont'd**

Mr. Evans - All right, the variance has been granted and 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 then you can move forward with the project. For now, you're all set.

Ms. Hook – Thank you.

Mr. Evans – You are welcome to stay for the rest of the meeting or you can leave.

**2) NITIN AND DISHITA THAKER, OWNERS**

Requesting a 14' 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 728 SF and 224 SF Concrete Patio encroaching 14' beyond the main dwelling into the Side Yard Setback; property located at 22408 Valleybrook Lane, PPN 392-13-076, zoned R1-75.

Mr. Evans – Item number (2) on the agenda is Thaker. If you would come forward, sir and state your name and address.

Ms. Thaker – My name is Nitin Thaker and my address is 22408 Valleybrook Lane in Strongsville.

Mr. Evans – Thank you. You are asking for a 14' variance. This is for a concrete patio. Normally patios are required to sit behind the footprint of the house. There are some topographical issues but why don't you tell us why you need the patio in that location.

Mr. Thaker – It slopes down and we can't go on that side.

Mr. Evans – And you do need the big patio because you have family. Questions from the Board?

Mr. Houlé – Mr. Chairman, I noticed that you can't go directly behind the house because of the drop off. You have to go off to the side towards the sidewalk because of the topography of the back yard. There's a severe slope and then it overlooks Westwood Drive. It's pretty much the only alternative that is available.

Mr. Hayden – I agree. I met with the homeowner and I had the same thoughts. I think with the driveway coming out from the side of the house that it really won't cause a bit of an issue there.

Mr. Evans – It is a side load and with the driveway there it's not really sticking out from the house. It's a part of the property. It's a pie shaped lot. There are concerns any time that we have that situation.



2) **NITIN AND DISHITA THAKER, OWNERS, Cont'd**

Mr. Houlé – Mr. Thaker, are you planning on building anything on top of this concrete pad?

Mr. Thaker – No.

Mr. Houlé – We have the HOA approval on that too.

Mr. Baldin – Maybe in the future he will add something to the deck. It's a safety thing. If you go out in the yard you have to be worried about walking because of the slope. The pad will level it off.

Mr. Thaker – There will be a walkway.

Mr. Evans – Anything else? 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. Houlé – I'd like to make a motion for a 14' 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 728 SF and 224 SF Concrete Patio encroaching 14' beyond the main dwelling into the Side Yard Setback; property located at 22408 Valleybrook Lane, PPN 392-13-076, 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 and 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 then you can move forward with the project. For now, you're all set unless City Council objects.

Mr. Thaker – Thank you.

**3) ALAN LUBER, OWNER**

- a) Requesting a 562 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 754 SF Floor Area is proposed in order to construct a Covered Patio and Gazebo;
- b) Requesting a 3' Height variance from Zoning Code Section 1252.15, which permits a 12' Height and where a 15' Height is proposed in order to construct a 754 SF Covered Patio and Gazebo; property located at 22235 Horseshoe Lane, PPN 392-09-073, zoned R1-100.

Mr. Evans – The third item on the agenda is Alan Luber. If the representative would come forward and state your name and address.

Mr. Luber – Alan Luber, 22235 Horseshoe Lane.

Mr. Evans – Mr. Luber, you have a very nice yard. We talked about it in caucus. Tell us about why you need the big outdoor patio and wood burning fireplace and the shelter.

Mr. Luber – Sure, just more of a hang out. We have a neighbor who has pretty much the identical layout that we're doing and our kids like it. We have a lot of family and friends over to hang out. We're planning on putting a hot tub under there for the winter to enjoy with the family.

Mr. Evans – Okay. This one is not that close to the house so I don't think there's any problem there. We have the HOA letter. Any other thoughts or comments, gentlemen?

Mr. Hayden – Mr. Chairman, I had a chance to meet with the owner's spouse and it's a beautiful lot you have there. Where this project is going in it appears the existing paver patio that's there has sunken down towards the house so I think the intention is to take that out and put a new one back in and then put the pavilion over the top of it. Is that correct?

Mr. Luber – Yes, we're going to replace the pavers with concrete. It's easier to take care of. We're going to do a 2' walkway off the sliding door just so there's no water issues.

Mr. Evans – I misspoke. This is pretty much up against the house. We want to make sure that you understand that you will not be able to wall this unit in.

Mr. Luber – It'll be open.

Mr. Evans – Just so you're aware of that. We don't want any confusion down the road to make it a four-season room. Anything else, gentlemen?

Mr. Houlé – Mr. Luber, is the land behind you community land or privately owned?

**3) ALAN LUBER, OWNER, Cont'd**

Mr. Luber – I'm told that's a non-buildable private...I don't know if the HOA owns it.

Mr. Kolick – It's common area.

Mr. Luber – It's unbuildable. We shouldn't have any issues.

Mr. Houlé – You won't be disturbing anyone back there.

Mr. Baldin – It's just the woods. Somebody built a hut back there that's been there a long time, I'm sure. You have two variances there. You want to go up an extra 3'. Why do you need the extra 3'?

Mr. Luber – I'm mimicking the neighbors. From being in it with the height it looks nice.

Mr. Baldin – Your house is tall. It will fit in. I just wanted to get your reasoning.

Mr. Luber – It's coming off the walk out basement and I just tried to copy the neighbors with the lights and how it feels and flows well.

Mr. Houlé – It looks like there is a 5' drop from the one side of the yard to the walk out. That will help to minimize the extra 3' that you're asking for.

Mr. Baldin – That's a good point. The yard does slope.

Mr. Houlé – It was looking at their topo when I was out there.

Mr. Hayden – It won't exceed the house or anything like that.

Mr. Evans – 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. Houlé – Mr. Chairman, I would like to make a request for a 562 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 754 SF Floor Area is proposed in order to construct a Covered Patio and Gazebo and a request for a 3' Height variance from Zoning Code Section 1252.15, which permits a 12' Height and where a 15' Height is proposed in order to construct a 754 SF Covered Patio and Gazebo; property located at 22235 Horseshoe Lane, PPN 392-09-073, zoned R1-100.

Mr. Hayden – Second.

**3) ALAN LUBER, OWNER, Cont'd**

Mr. Evans – Thank you, Mr. Houlé, for the motion and Mr. Hayden for the second. Before we do the roll call, I wanted to note that we did receive an approval from the HOA and they said on the approval it's for a patio only. I talked to Brian, who is on the Board with Westwood Farms, to make sure they are aware that it's going to be a pergola and I meant to mention that but I was looking for the location of the house and didn't follow my notes. So, now we can do the roll call please.

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans - All right, the variance has been granted and 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 then you can move forward with the project. For now, you're all set.

**4) SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives**

Requesting a 6.33' Side Yard Setback (South) variance from Zoning Code Section 1262.07, which requires a 15' Side Yard Setback (South) and where an 8.67' Side Yard Setback (South) is proposed in order to construct a 58.5 SF Equipment Room Addition; property located at 18534 Pearl Road, PPN 394-26-003, zoned Commercial Service (CS).

Mr. Evans – Next item on our agenda is Sgt. Clean's. Brian Kruszewski is the representative. Please come forward and state your name and address.

Mr. Kruszewski – Brian Kruszewski, 15951 Kingswood Court, Strongsville, Ohio.

Mr. Bozic - Rich Bozic 2405 Edgehill Road, Cleveland Heights.

Mr. Evans – Who would like to lead?

Mr. Kruszewski – At Sgt. Clean's we are going to continue to provide an environmentally friendly product. We use environmentally friendly soap and car washes have a reclaim system. The addition on the south side of the property is going to be for an underground reclamation system. The unit that you see here on the side of the building is going to be a storage unit, basically a shed attached to the existing property which will be used to warehouse the equipment for the water reclamation system and it is a variance that we need because it's encroaching on the land to the south, which we own. So, that is why we're here for approval.

Mr. Evans – Mr. Kolick, there is no need for a variance on the tanks? It's just the building above ground correct? The tanks are within the proximity of the lot line as well.

4) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

Mr. Kolick – The Building Department didn't determine that there was a need for a variance.

Mr. Evans – It just wanted to be sure.

Mr. Roenigk – It was written for just the above ground storage unit. Nothing for underground tanks.

Mr. Evans – Thank you. Mr. Bozic?

Mr. Bozic – If you look at the drawing you can see that the existing tank is on the side of the building, which we will temporarily use during the construction of the other four tanks going in. So, everything is set up for the water filtration system on that side. We looked at putting it in another location. There is an existing fence there, which helps screen what is there and the actual element will be the same materials as the building, with a shed roof so it will be very quiet we think to the area. The property adjacent is empty. It does belong to the same company and right now we don't know what is going to happen exactly. I don't think it will be infringing on anyone and it won't create any new sounds because everything will be enclosed in the little building for the equipment.

Mr. Evans – Gentlemen, questions?

Mr. Houle – There is a fence there currently. How high is the new building going to be?

Mr. Bozic – It is hitting the gutter line but the wall that you're going to see is 6' 10". It's a fairly low element and just a little bit higher than the fence height that is there.

Mr. Houle – Okay.

Mr. Bozic – For housing equipment. Not a lot of physical activity, it's going in to turn something or turn a valve but no one is going to be working in that space.

Mr. Baldin – It's going to blend in with the rest of the building. It's a nice clean facility right now. They've done a great job there over the years.

Mr. Evans – Anything else? 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? Gentlemen, if you want to have a seat there in the front row and if you would come forward to the microphone, thank you. State your name and address and tell us why you are here.

4) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

Ms. Frank – My name is Mary Jo Frank and I live at 18423 Woodhaven Drive and I'm representing the Woodside Crossing Homeowners Association adjacent to the car wash. I have a statement to read from the Board and I have a copy of it for you all with signatures of some of the residents. As a resident's living adjacent to Sgt. Clean's car wash we take issue with yet another expansion to this business. The business does not operate in harmony with the surrounding community. These are conditions which we are subjected to every day and are affecting our quality of life. Loud car radios play as people vacuum their cars which lasts as long as 15 minutes at a time and also while waiting in line. Some of the music being played has very offensive language. We have young children visiting and the noise is at a level that rattles our walls. Leaf blowers being run for 45 minutes to an hour blowing dirt and debris under the fence and towards the back opening of the fence which eventually finds its way into our back yards. Can the debris and dirt be blown to the other side of the car wash? A loud exit buzzer blaring each and every time a car exits the car wash, every few minutes all day long. Cars speed through the driveway and hit the metal grate behind our house. Why is the back yard so lit up after employees leave at night? A big white trailer is often parked right underneath the spotlight that reflects into our yards and looks like a big bright movie screen. Why does the yard need to be so lit up at night? Sgt. Clean's does not always adhere to the City guidelines as far as noise being made after nine o'clock. We have no noise barriers since the trees were removed other than the existing fence which is basically not a sound barrier at all. We were concerned about what kind of equipment was going to be in the room and would it create additional noise. If Sgt. Clean's really wanted to be a good neighbor they would resolve the noise and conditions before adding more. We appreciate the Board's time and consideration of this matter.

Mr. Evans – Okay. Thank you. Why don't you stay at the podium there for a minute?

Mr. Baldin – Ms. Frank, I have a question. Have you ever gone to the City to complain about the items in your letter?

Ms. Frank – Me personally, no. I know some of the other residents have.

Mr. Baldin – Did anything get resolved?

Ms. Frank – There has been some response, especially to the noise but the bright lights and dirt going under the fence to people's back yards, as far as I know those have not been addressed.

Mr. Baldin – Interesting. Thank you.

Mr. Kolick – Mr. Chairman, for the witness here, does the fence not go all the way to the ground or how is it getting underneath the fence?

4) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

Ms. Frank – There is a gap.

Mr. Kolick – There is a gap.

Mr. Evans – All right. The obvious question is has the Board from the Homeowner's Association talked with Sgt. Clean's ownership about the problems?

Ms. Frank – Our vice-president has.

Mr. Baldin – Maybe Mr. Kruszewski should come back to the podium.

Mr. Houlé – Ms. Frank, are you a little bit to the north and the west of the car wash?

Ms. Frank – Woodside Crossing is adjacent to the car wash on the north side.

Mr. Houlé – All right. And this proposed building that is 6' is going to be on the opposite side of the car wash on the south side of the building. So that shouldn't have any impact, I wouldn't think, on your residents because the building itself will shield any noise, if there is any coming out of the pump house.

Mr. Evans – That's what I want to make sure is that your objection is to the other situations. The building that is being added on is for a pump system that is enclosed in a building within. That is not going to generate any noise or anything because the equipment is within an enclosed building. One of the things that we can do is require soundproofing on the inside walls of that small addition to make sure that any pumps inside would not have any whistling or any sounds that would carry out. That would be that part. I'm also concerned about the other issues you brought up and that is something that we have to be very careful about as a Board because the applicant is asking for permission to put this shed on the side of the building. When we do things like this we oftentimes have the ability of trying to present a forum for communication between residents and commercial properties. We can't solve all of the problems and again, this particular building we can ensure there is no sound coming out of it. That is not going to address the sounds and the people and the light and the radios. I can imagine that because there are people who vacuum cars and let the radios run. I'm not sure what we can do about that. We are looking at the building tonight and that is it. We can digress into the other things but that's not a hard bright line that we have.

Ms. Frank – I understand and we understand that the building is on the other side of the property.

Mr. Evans – All right, is that there anything else?

4) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

Mr. Evans – Okay. Then we'll ask you to take a seat and Mr. Kruszewski, if you can come back up to the podium to figure this out. Would you be amenable to make sure we have sound proofing on the inside of the new shed? I think that's an easy one. Beyond that why don't we take a stab at looking at some of the other things and tell us what you have done on your side. I will agree that the lights for the vacuuming row, I've always thought that's a lot of electricity burning but it's not because they are florescent. It's very bright. Why don't we start with that?

Mr. Kruszewski – As far as the lighting they were angled to the back part of the property and for the power of the LED to cast further out into our building and that was a previous project that we had approved during the parking lot phase and the free vacuum phase. We have been here eight years in March. We used to get letters from the same association about what great neighbors we are and during our project of expansion with the parking lot, vacuums and trees, we became a problem. I've had multiple conversations and spent extra personal time with multiple homeowners about the vacuums and we took into consideration the noise levels. The vacuum itself is housed inside the building and when the nozzles are in the units it is quiet and when they pull out the customers are sticking them in the vehicles to deafen the sound. We have corrected all the noise issues that we can. It's a third-party contractor. The garbage truck came during an awkward hour. We constantly police customers with their loud music on a regular basis. We're not always out in the parking lot. I've been a very good neighbor replying to these emails and after awhile it just was never good enough. We actually bought the fence and stained, cleaned and painted the existing fence and then added onto to it to bury the hatchet and extend the olive branch and unfortunately, we can't make anyone happy there. We're trying to do the best that we can by monitoring people on a regular basis.

Mr. Kolick – Is there a space under the fence where items are getting under the fence? If that's the case, and I haven't been out there to see it, that could be something that you could correct by extending the fence or putting something there. We run into this when commercial backs up to residential and it's not just you. We understand that. Anything that you can do to stop that should be done and stop the debris on your side of the fence from blowing over there. If you could extend the fence somehow or put something on the bottom to keep it from blowing into the residential yards, I'm sure that would be appreciated.

Mr. Kruszewski – The existing fence was there and there's probably a six to ten-inch gap below that fence so Columbia Fence continued the same board on board fence on the side same style. It would look awkward if the new extension was down. It was also flat lying concrete with a beveled edge and an incline. Where that part is, I don't know exactly, but it's not straight flat across the concrete to go under the fence. It's beveled and there's rock there. There is also a water filtration system so it collects the water and keeps it in and then properly releases the water into the storm sewers. I don't know if you can put anything there. I know there is four by six by ten- or twelve-foot boards we put under there and there's rock to help to prevent that. We can look into that.



4) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

Mr. Kolick – Even if it needs to let water through, some type of screening that would hold the debris back would be helpful to the people. They shouldn't need to live with that. I understand that you're never going to get rid of the noise and the radios but whatever you can do to alleviate these problems would be helpful. I understand, there was another comment about the recycling. It's not going to increase the noise, right? It just recycles water, right?

Mr. Kruszewski – Right.

Mr. Kolick – We aren't causing more traffic or more vehicles with the new addition that you're doing?

Mr. Kruszewski – Correct.

Mr. Kolick – I just wanted to make that clear.

Mr. Evans – Two other questions, one being what depth is behind the parking lot and where the fence is. Can an evergreen be planted along the back edge there?

Mr. Kruszewski – On the west side?

Mr. Evans – Between the concrete and the fence.

Mr. Kruszewski – I'd have to check specifics on the water system and stuff there. I know along the fence row there's limitations based on that because roots could cause more issues with water runoff and the last thing we want is water building up on our new concrete.

Mr. Evans – The second thing is there a reason that the lighting in the vacuum area couldn't be turned off when the car wash closes?

Mr. Kruszewski – I think for safety purposes it's been on. I can look at the requirements. In relation to the trailer that was parked there, we had done some projects and stuff like that. The dumpster is on the opposite end of that so other than keeping it in front of the dumpster which causes problems for him, we moved it to the northern side.

Mr. Evans – The building on the north side which is the accounting firm and whatever, that is dark at night and your business looks like a spaceship that landed and it is bright, which you want when you're open. When you close at 8:00 p.m. if some of that lighting could be turned off, you have one security light in the back and you have security equipment but that's so brilliantly lit up it almost looks like it's still open. If we can work on that maybe that would be helpful.

4) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

Mr. Kruszewski – Yes, I will work on the lighting at night.

Mr. Evans - At least again we can't condition anything or do anything. You've agreed to soundproof the shed so that won't be an issue for the neighbors but our ability to be a conduit for conversation is that we want businesses to be successful and residents to be happy and when we can do that it's a good thing. Mr. Kolick anything else?

Mr. Kolick – No, you can add the condition because they agreed to add soundproofing to the building. Just so we're sure that there isn't going to be any additional noise from the building on the south side but you can add that condition onto any approval.

Mr. Evans – All right, I hope that takes care of those issues understanding that it is a car wash and people want their cars dried and there's noise. I don't think there's a sound though when the cars exit. Ms. Frank mentioned that. There's no sound when the cars exit other than the blowers. There's no sound when a car comes in either.

Mr. Kruszewski - She had mentioned a buzzer. There's a safety buzzer that notifies people that the system is about to start which is a safety mechanism. Other than that, it's random when it stops or starts back up. It's required for us to function as a car wash to have a loud buzzer.

Mr. Evans – That is a question that could be asked is, can the speaker be angled so that it's pointing forward? Just a thought.

Mr. Kruszewski – Yes.

Mr. Evans – That might not be hard to do and that might help that. That sound is rather obtrusive.

Mr. Kruszewski – We could look into that. The hard part is that it has the bead board and wherever it's positioned it's going to echo. The tiers soften it best as possible. It is a safety measure.

Mr. Evans – They need to know because that is operational. Again, if you can take a look at that then we can say that we tried to address the things that Ms. Frank and the Board have brought to our attention.

Mr. Kolick – Mr. Chairman, if this is approved here tonight they need to go back to Planning Commission. If you could look at these items in the meantime, particularly the area underneath the fencing. We don't want you to have drainage problems but if anything, that could be done to catch that debris or take care of the lighting whether it's shields the intensity and the noise you can bring up to the Planning Commission. You can see if any type of landscaping can be done to help with the noise. There may not be enough room. We certainly don't want you to be putting in trees

4) **SGT. CLEAN’S/Brian Kruszewski with Sgt. Clean’s and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont’d**

**Mr. Kolick continues** - that are going to block drainage or something either. That is not the intent. Anything you can do to deaden the noise would be helpful. You can bring it up to Planning Commission.

Mr. Evans – Anything else, gentlemen? We were in the Public Hearing. Is there anyone else 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, requesting a 6.33’ Side Yard Setback (South) variance from Zoning Code Section 1262.07, which requires a 15’ Side Yard Setback (South) and where an 8.67’ Side Yard Setback (South) is proposed in order to construct a 58.5 SF Equipment Room Addition; property located at 18534 Pearl Road, PPN 394-26-003, zoned Commercial Service (CS) be approved subject to sound proofing the equipment room.

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 and 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 then you can move forward with the project. For now, you’re all set with us and you can get back to Planning Commission. Hopefully you can look at those items and report those back and that way you can continue being a good neighbor. We appreciate Ms. Frank talking to us. Part of our job is to try and figure out what makes sense and what doesn’t and work with all the parties to work things out between them. I hope that you feel that we’ve heard your sensitivities and that we’re responding to them. I think that Sgt. Clean’s has worked in the past to try to alleviate things and having brought these to their attention I’m sure they will work towards that and get things in better shape and respond to your requests. Thank you.

5) **SGT. CLEAN’S/Brian Kruszewski with Sgt. Clean’s and Richard Bozic, Architect, with Blatchford Architects, Representatives**

Requesting a 19.5’ Side Yard Setback (South) variance from Zoning Code Section 1258.11 (b) (3), which requires a 25’ Side Yard Setback (South) and where a 5.5’ Side Yard Setback (South) is proposed in order to construct a 2,446 SF Expansion; property located at 12653 Pearl Road, PPN 396-07-005, zoned General Business (GB).

5) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

Mr. Evans – Item number five is also Sgt. Clean's and gentlemen if you would come back to the podium and give us your name and address for the record.

Mr. Bozic – Rich Bozic from Blatchford Architects, 2405 Edgehill Road, Cleveland Heights.

Mr. Kruszewski – Brian Kruszewski, 15951 Kingswood Court, Strongsville, Ohio.

Mr. Evans – Thank you, gentlemen. Take us through the grand plan and then the details on this one if you will.

Mr. Bozic – When we started to look at this site, it's a very unusual long skinny site, at the end of a lot of different pieces of land and there has been in the past a car wash, which is now closed. What we tried to do was keep the back corner along the neighbor's side in place and shorten the building from the street. We pulled the building back and stretched it to deal with the new tunnel systems we're working with. Our corner, you can argue it either way, we're at the same setback as the old building with the new building from the property line. We're providing a 15' landscaped barrier between the residential and our property, which does not exist now. We're not putting in any exterior vacuums in this arrangement so that sound element will not be there. There's actually a traffic study, which we can provide regarding the stacking and it's a positive feedback.

Mr. Kruszewski – We had owned and operated it for several years and then we had one pot of money so we decided to invest in the expansion of the southern location and close this one down. We put it on the market for 18 months and got zero people interested because of the restrictions and the size of the lot so then we thought that since we own the land free and clear and it's been a car wash twice previously we want to bring it back and continue the revitalization project that is going on with Councilman Kaminski in that area with the new Burger King that is going to be remodeled. We're continuing with the game plan. As it was in the past, traffic was never an issue so we wanted to be proactive here and unfortunately, I did not include the 100-page traffic study. Lori Daley and the City has copies of that but I did include the cover sheet and the conclusion and the sentence here is based upon the results of the analysis and the study. It can be seen that developmental traffic can be seen without adversely impacting Pearl Road. I have a couple of copies here. Another one is this carwash here is different from the previous one. It was forty feet inside the building and twenty foot out. It was a process. To say it was inefficient is an understatement for this facility. Knowing that, instead of having one lane to process cars, we have added three and a queuing line, extended the building so all the equipment is inside the building. We used to have issues in the winter with ice building up and delays and backing up and stopping on the roads. We took that into consideration. Different from the southern location instead of a conveyor where the cars are on a metal track and then the dolly gets kicked up and pushes the cars in neutral, this one is a belt system. It's a newer technology. It's always running. As soon as the car hooks up it goes. It's not waiting on a dolly or a team member, it goes automatically. Due to

5) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

**Mr. Kruszewski continues** - continue with the through put of this facility we have something called no pile ups and it uses sonar and camera technology to trace the vehicle through the car wash. When it comes out of the box it shuts down the car wash and alerts the team member to where the problem is, especially at the exit end so there are no collisions. That all important test is usually issued at the end of the tunnel and it gets picked up not only on our pad but to this system to stop the car and the wash and alert the guy or gal to wake up, move out of the way to continue. We thought a lot about this before we starting working with the City and coming here. We're happy to provide this.

Mr. Evans – The traffic study is in the hands of Lori Daley and the Engineering Department. Mr. Kolick, were you aware of that?

Mr. Kolick – Yes.

Mr. Kruszewski – We did an updated one as well. This one is dated March 5.

Mr. Evans – I'll hand it off for the record and I'll send it down to Mr. Kolick. I think you heard us talking in caucus and heard us talking about traffic back up. One of the concerns that we have is that traffic that is going northbound and going into the car wash, if there is a backup in the queuing area, it's going to back up on Pearl Road. That's an accident waiting to happen. The southbound traffic turning in is going to be in a turn lane so it's not as problematic. Our concern is that we have granted variances in the past where we have inappropriately created a traffic problem that we did not foresee and we did not do the right things to put it into place so Mr. Kolick during caucus tonight was talking about one of the things that we would probably want to do is to grant the variance for building the bigger building should we find that if traffic is backing up on Pearl Road, we would want you to buy into the idea of providing an off duty police man or someone to direct traffic. Now, that's not that we want them there 24 hours a day and seven days a week but we're assuming that you guys are good business people and don't want people hit who are coming to the car wash. So, as your traffic study talks about times that are going to be busy and times that are not, we also have Saint Joe's across the street and school buses and heavy traffic. Are you willing to add as needed a traffic support directing traffic? Mr. Kolick, I don't know what our City allows regarding directing traffic monitoring but would you agree that as it may become necessary that you would hire a person to direct traffic to avoid accidents without knowing how much that might be? Mr. Kolick, is that summation of that?

Mr. Kolick – It is and the condition would be that when it's merited you would have someone there. We know that during many hours of the day you won't need someone there but, on those days, where it's nice out and there's salt on the cars and it's a sunny day, as you know, you'll get more and more cars there. How many cars can you fit between the back of the building to Meadow

5) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

**Mr. Kolick continues** - Lane. What is the stacking? How many cars can be stacked in that area when they're out of the car wash to Meadow Lane?

Mr. Bozic – We didn't bring that information.

Mr. Kruszewski – I think it's six before you hit the street.

Mr. Kolick – And how many cars can you stack on Meadow Lane from your driveway up to Pearl Road?

Mr. Kruszewski – It's 368 feet to the road to the monument sign to the back of the property.

Mr. Kolick – How many cars can you stack after you get through the gates on the ques going into the car wash?

Mr. Bozic - Sixteen.

Mr. Kolick – That's sixteen from the gates to when they narrow down to one lane and get into the car wash.

Mr. Bozic – Three or four plus the other ones that are inside the tunnel already.

Mr. Kolick – So, maybe twelve cars you can stack from the gates to Pearl Road?

Mr. Kruszewski – I think there were sixteen prior at the pay stations, three to four afterwards and another four to five in the tunnel and five to six at the exit.

Mr. Kolick – How many cars an hour if they're going continuously through?

Mr. Kruszewski – The previous car wash used to do about 50 or 60 an hour and we can do 125 to 150. That's the game plan with the increased technology plus the belt.

Mr. Kolick – I hope you do accommodate 125. We want you to be successful. With that stacking I don't know if that stacking will handle that at heavy times so again, the condition that we would place on you that you would retain a traffic officer to direct traffic to be approved by the City. I think you have to go through the Strongsville Police Department to have that individual approved during those heavy times when traffic would back up. I don't know if you were here for caucus but even though there's a traffic light there that traffic light is continuously green except when the traffic bar is tripped from coming out of Saint Joseph's. So, if it's not a time that they are discharging or bring in children, there is no stop there to stop the traffic. That is what one of the

5) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

**Mr. Kolick continues** - concerns are. If that light was stopping all the time then there would be breaks in the traffic but someone coming out onto Meadow Lane and make a left on Pearl Road, when there is a constant green light there that is hard to get out from Meadow Lane and go left on Pearl Road. So, you're going to start backing up traffic there while they're waiting. At any rate, that is our biggest concern. We want you to be successful so with that condition imposed that would help alleviate it.

Mr. Evans – In caucus we said that when the south unit would shut down and the north was the only one, we were still about to handle all the traffic on Meadow Lane there. But you're doubling the amount of traffic that is now coming out of there so that's part of the reason that we want to make sure that we're in agreement about that condition.

Mr. Kruszewski - Is it the same concerns as the traffic study?

Mr. Evans – What were saying is that the traffic study would lead us to the conclusion that it shouldn't happen but we want to make sure that there's something in place to alleviate high volume times.

Mr. Kruszewski – Strongsville is important to us and if the City reaches out to us and requires such a thing...

Mr. Kolick – We've had other traffic studies done. Chick-Fil-A and Starbucks was not supposed to be a problem and we've got a mess there. They get sugar coated and we don't want another here so that there's back ups along Pearl Road heading north or cars in the center lane who want to make a left and can't get in. They could be stuck out on Pearl Road in the middle of the road. An officer there would alleviate the problem and that's what we're looking to do.

Mr. Kruszewski – I understand and I want to let everyone know that in advance of this Mr. Bennett is here and Mrs. Belovich is here to support the project. I went around to all of the neighbors. Some of them answered the door and some did not. Maybe they thought that I was a solicitor dropping off business cards and plans. I've got a list of all of those resident's that I've spoken to and aerial shots and I've spoken to the two businesses there. I just wanted to add that as well.

Mr. Kolick – Ken, you have comments on the lighting.

Mr. Evans – I wanted to make a point to say for the record that in the tower that you're now creating on this one, a lot of places in town like Square 22, the lighting gets washed out. I wanted to be sure that you're creating a new car wash that doesn't have a lot of light and we just had that discussion about the south business. If you can keep the lighting away from the south side of the building so that we aren't putting signage or lighting at the south side. I know that you want it to

5) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

**Mr. Evans continues** - be seen but that apartment building across the street is really close. We don't have purview over that but I just wanted to say it on the record so that Planning Commission and the ARB knows that we're being precautious of the residents in that area. Sound and lighting are a concern. Not having vacuums means you're not going to have cars parked there awhile. So, all of those things are good but we want to ensure tranquility for the residents in the area as well.

Mr. Kruszewski – Yes.

Mr. Evans – Anything else gentlemen?

Mr. Baldin – No, I think you covered it all and I'm glad you brought the lighting up because I was going to question that. The only thing would be that at key times like in the winter time do we need to put anything in here that says he will contact the City to have the officer during heavy traffic times?

Mr. Kolick – We're going to condition the motion to say that.

Mr. Evans – That as the City may feel that's it's warranted. I think that Sgt. Clean's does an awful good job of monitoring their traffic flow. Brian can tell you how many cars any day of the week and hour so I don't anticipate that would be a problem. I think that agreeing that he will provide traffic control as the City may feel is necessary. Let me go ahead with the Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variance? Come on forward. We will need your name and address for the record.

Ms. Belovich – My name is Stephanie Belovich. I live at 18872 Meadow Lane, Strongsville. I've been there 59 years and it's always been a car wash so I'm happy to see it's opening again as a car wash. The only assurance I want is there's a small area in the northeast corner where the fence comes out we've had that 12 x 12 piece of property that we put our wood pile on for over twenty years. We've had open exclusive use of that for at least 20 years and I just want assurance that I will be able to continue to have that exclusive open use for another 20 years. It's out of the way.

Mr. Kruszewski – Yes, and I have been over to her house several times and talked to the sister. My communication was that there's a 15' setback there from the fence to us. It's not a problem for us. It's been there forever since we've been there. As long as it's not a problem for planning or zoning, I'm good with it. That's the same message I told them.

Ms. Belovich – I want the assurance that the fencing will remain board on board privacy fencing. The fence in the back was chain link so I would like it to continue to be board on board. In the past my father and the people who owned the car wash before would go halves on it. The guy who owned it before Sgt. Clean's didn't want to do that so I put up a fence at my expense in 2014. If



5) **SGT. CLEAN'S/Brian Kruszewski with Sgt. Clean's and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont'd**

**Ms. Belovich continues** - that fence has to be changed I wouldn't mind doing halves and halves with them but I think the responsibility should be with the business owner.

Mr. Kolick – Mr. Kruszewski, what type of fencing are you proposing?

Mr. Kruszewski – The fencing specific to hers is going to stay as is.

Mr. Kolick – How about the other fence?

Mr. Kruszewski – That is the neighbor's north of us. That is not on our property. That's one of the neighbors. I didn't get them to answer any calls or anything. It's been there for years. I've never met the individual that lives there.

Ms. Belovich – The retaining wall will be there, or are you going to take the retaining wall down? Where the shrubbery is?

Mr. Kruszewski – That is in our landscaping plan.

Ms. Belovich – So, that concrete retaining wall will stay?

Mr. Kruszewski – On the back east of the property?

Ms. Belovich – Our fence and then you've got about 2-3' and the retaining wall. Is that going to stay? It has cracks in it. I didn't know if you are replacing it or what.

Mr. Bozic – Because we're doing a landscape buffer that will disappear. We're trying to clean up that whole line and provide some protection for you and the car wash.

Ms. Belovich – My last question is when folks are coming out of there at peak hours, you did a traffic study so you know the peak hours, will that end up being lots and lots of cars blocking all the residents further down on Meadow Lane to get out? But you said you would provide a traffic officer to let people out?

Mr. Evans – Do you mean blocking residents from Meadow Lane as they go onto Pearl Road?

Ms. Belovich – Yes.

Mr. Evans – That's what we were talking about. We will wait and see what happens. The traffic study that they had done did not indicate that that would be a problem; however, tonight they have agreed that if it becomes a problem or if getting into the car wash blocks Meadow Lane or anything

5) **SGT. CLEAN’S/Brian Kruszewski with Sgt. Clean’s and Richard Bozic, Architect, with Blatchford Architects, Representatives, Cont’d**

**Mr. Evans continues** - like that, they will work with the City to provide an off duty traffic officer or someone approved by the City to handle traffic be in that position to make sure that that isn’t a problem.

Ms. Belovich – I approve of it and we’re happy to have the car wash back over something else. Thank you.

Mr. Evans – Thank you. Is there anyone else 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. Kolick – Mr. Chairman, the proper condition would be subject to the property owner retaining a traffic control officer to direct traffic when required by the City. That is how that should read.

Mr. Hayden – Mr. Chairman, requesting a 19.5’ Side Yard Setback (South) variance from Zoning Code Section 1258.11 (b) (3), which requires a 25’ Side Yard Setback (South) and where a 5.5’ Side Yard Setback (South) is proposed in order to construct a 2,446 SF Expansion; property located at 12653 Pearl Road, PPN 396-07-005, zoned General Business (GB) be approved subject to the property owner retaining a traffic control officer to direct traffic when required by the City.

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 - All right, the variance has been granted and 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 then you can move forward with the project. For now, you’re all set. We appreciate your willingness to work with us and we wish you continued success with bringing this one back and expanding the other one. Thank you for working with the residents.

Mr. Kolick – Mr. Chairman, they will need to get back before the Architectural Review Board. You can do that during the 20-day period and also back to Planning Commission after the 20 days. If you would contact Carol Brill, she will set you up for the ARB and Planning Commission meetings.

**6) MARIA GARDEN'S, TLT PROPERTIES II, LLC/Tom Kaminski, Representative**

**Extension of the determination of March 25, 2020 of the Board of Zoning and Building Code Appeals:**

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming use and where the applicant is proposing the addition of a 4,096 SF unenclosed Accessory Structure;
- b) Requesting a 15' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a 15' Side Yard Setback and where a 0' Side Yard Setback is proposed with a 4,096 SF Unenclosed Accessory Structure going over onto a contiguous lot; property located at 20465 Royalton Road, PPN's 393-15-011 and 393-16-001, zoned R1-75.

Mr. Evans – Item number (6) on our agenda is Maria Garden's on Royalton Road. Do we have a representative here? If you would be so kind to come forward and state your name and address for the record please.

Mr. Stopper – My name is Tim Stopper, 20465 Royalton Road.

Mr. Evans – Thank you. Maria Garden's is asking for an extension from a March 25, 2020 approval of the variance. If you can give us an explanation for the delay.

Mr. Stopper – With the crazy year with the Corona Virus and it's hard to get carpenter's and the price of lumber and all that we were so busy. We will plan on doing it now.

Mr. Evans – The easiest way to explain the project to the audience is to take this plan from me and visually it will be easy to explain. They want to put a roof over the area that now does not have a roof. It's going to be a shelter for plants on the west side of the existing building. We had Public Hearing's and approved this a year ago and they are asking to extend this in order to construct that. Gentlemen, anything else?

Ms. Zamrzla – Mr. Evans, would you ask the gentleman to repeat his name again?

Mr. Evans – Yes, would you please repeat your name and spell it for us?

Mr. Stopper – Yes, my name is Tim Stopper.

Mr. Evans – Thank you, Tim. 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.

6) **MARIA GARDEN'S, TLT PROPERTIES II, LLC/Tom Kaminski, Representative,  
Cont'd**

Ms. Ryan – Michele Ryan, 20426 Abigail Lane, Strongsville. Is that the last project that you're going to do?

Mr. Evans– Please come back to the microphone.

Mr. Baldin – How would he know?

Mr. Stopper – We are also planning on putting a pond in in the back. The Engineers have been talking. I don't know if there's any official meetings set about the pond and that's it.

Mr. Evans – There are no other buildings because we did ask that question when we approved this variance a year ago.

Mr. Stopper – No buildings. Just a cover for top soil that we're planning on putting in the back and we want to redo the fence on the west side. It's a board on board fence and that's it.

Ms. Ryan – Where is the pond going to go?

Mr. Evans – It's going in the back of the property.

Ms. Ryan – South side?

Mr. Stopper – South side.

Ms. Ryan – I'm the next to the last house on Abigail. I'm not directly behind you.

Mr. Evans – You're on the north side of Abigail?

Ms. Ryan – Yes, so are you going to put an additional fence between your property and my neighbor's property because that's going to create more wildlife issues if you put in a pond. There's already that runoff pond on Frank Colabianchi's property? Have you thought about putting in a fence?

Mr. Stopper – Yes. I really didn't want to disturb that area there. There's a lot of trees. I don't want to take trees down to put a fence in. There is a fence there now.

Ms. Ryan – It's not the whole length of the property.

Ms. Zamrzla – Mr. Evans, would you ask them to speak into the microphone?

6) **MARIA GARDEN'S, TLT PROPERTIES II, LLC/Tom Kaminski, Representative,  
Cont'd**

Ms. Ryan – If he was going to put a fence there's a lot of wildlife issues with the run off pond that is already back there on Frank Colabianchi's property so if he's going to have a pond that is going to create more wildlife issues.

Mr. Evans - I think at this point we can only consider this item. Maybe something may come up in the future.

Ms. Ryan – We hear construction in the morning.

Mr. Kolick – I understand but if it's not something that is before this Board right now, they would have to come back to the City to put in a pond and a fence so that would go through our Building Department and possibly Planning Commission and the Engineering Department so we're jumping ahead but they would have to come back to the City for those and we can't expect him to know what projects could come up in the future.

Ms. Ryan – Will we get letters since we are adjacent?

Mr. Kolick – If you watch our website we have Planning Commission meetings that you could see the agendas.

Ms. Ryan – I went over to the store and the Assistant Manager did not know what the hearing was about.

Mr. Evans – That is not untypical.

Mr. Baldin – Don't you live within 500'?

Mr. Evans – Yes, she does.

Mr. Baldin – And you didn't know what was going on here? Did I hear that correctly?

Mr. Evans – A year ago, is that what you're asking, Mr. Baldin?

Mr. Baldin – No, she's here for this meeting so she must be getting letters?

Ms. Ryan – Yes, I got a letter.

Mr. Evans – Did you get one a year ago?

Mr. Baldin – That's not what we're here for. We are here for this one item tonight.

**6) MARIA GARDEN'S, TLT PROPERTIES II, LLC/Tom Kaminski, Representative,  
Cont'd**

Mr. Ryan – I've never been to one of these.

Mr. Kolick – It's not a problem. There's only so much that we can cover and we can't respond to questions about projects in the future. If they do happen in the future he has to come back to the City again.

Mr. Baldin – You can't put him on the spot to give you an answer for something that he can't answer.

Mr. Evans – Thank you, Mr. Stopper. All right. I will declare the Public Hearing closed and entertain a motion.

Mr. Hayden – Mr. Chairman, requesting an Extension of the determination of March 25, 2020 of the Board of Zoning and Building Code Appeals for a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming use and where the applicant is proposing the addition of a 4,096 SF unenclosed Accessory Structure and b) requesting a 15' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a 15' Side Yard Setback and where a 0' Side Yard Setback is proposed with a 4,096 SF Unenclosed Accessory Structure going over onto a contiguous lot; property located at 20465 Royalton Road, PPN's 393-15-011 and 393-16-001, zoned R1-75.

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 variance has been granted and 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 then you can move forward with the project. For now, you're all set. Good luck with moving forward.

Mr. Kolick – Mr. Stopper, before you leave, what is your time schedule do you think on this now?

Mr. Stopper – We're thinking it's going to be October when we slow down.

Mr. Kolick – Okay, you may also need an extension through Planning Commission as well. Keep in touch with the Building Department as well. Okay?

Mr. Stopper – Okay. Thank you.

6) **MARIA GARDEN'S, TLT PROPERTIES II, LLC/Tom Kaminski, Representative, Cont'd**

Mr. Evans – Thank you.

7) **ADAM RACE, OWNER/Matt Matisko with Morton's Landscaping, Representative**

- a) Requesting a variance from Zoning Code Section 1252.29 (b) (1), which prohibits a Swimming Pool to be located in the Side Yard and where a 392 SF Inground Swimming Pool in a Side Yard is proposed;
- b) Requesting a 34.5' 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 900 SF Concrete Pool Deck Extension encroaching 34.5' beyond the main dwelling into the Side Yard Setback;
- c) Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where a second 80 SF Accessory Structure is proposed;
- d) Requesting a 7' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 13' Setback from the main building is proposed in order to install an 80 SF Accessory Structure; property located at 11742 The Bluffs, PPN's 396-05-016 and 396-05-017, zoned PDA-2.

Mr. Evans – Item number (7) on the agenda is Race on The Bluff's. If you would come forward please and state your name and address for the record.

Mr. Matisko – Matt Matisko, 24677 Framingham Drive, Westlake, Ohio 44145.

Mr. Evans – Mr. Matisko, since there is no one else in the audience here you can give us a quick rundown on the project and part of what this ties into is that there has to be a consolidation of the parcels. Are you aware of that?

Mr. Matisko – I just found out two days ago.

Mr. Evans – We know that that is going to have to take place. Why don't you tell us about the project?

Mr. Matisko – If you have been to this site, there is really no place else on the site to put a pool. The owner is aware of that and she knew she needed a variance in order to do this and she said go ahead and give it a shot and we'll see what happens with it.

7) **ADAM RACE, OWNER/Matt Matisko with Morton's Landscaping,  
Representative, Cont'd**

Mr. Evans – Okay, so the process tonight is that we are going to have the Public Hearing and then we're going to ask you to table this until the consolidation of the parcels is complete. Mr. Kolick does it have to be recorded prior to them coming back to the Board?

Mr. Kolick – It has to at least be approved by the Planning Commission.

Mr. Evans – It will get tabled for a period of time because doing the work on the consolidation and getting on Planning Commission agenda we know it's going to be tabled out there for a while. That will be necessary before we can approve it but we want to get the Public Hearing out of the way because we advertised it. 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 ask the applicant to ask us to table this until the parcels are consolidated.

Mr. Matisko – Yes, I would like to table this.

Mr. Evans – Okay, the applicant has indicated yes and you are done for tonight. You can come back for a vote when the lots are consolidated.

Mr. Matisko – Thank you.

Mr. Houlé – Mr. Chairman, for the record we do have the Homeowner's Association approval.

Mr. Evans – Yes, thank you, Mr. Houlé. Anything else to come before the Board this evening? If not, we will stand adjourned.

Signature on File

Mr. Evans, Chairman

Signature on File

Kathy Zamrzla, Sec'y

May 26, 2021

Approval date