

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

**Meeting of
November 2, 2022**

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

Administration: Law Director Neal Jamison

Assistant Building Commissioner: Brian Roenigk

Recording Secretary: Kathy Zamrzla

Mr. Evans – I'd like to call this caucus for the meeting of November 2, 2022 to order. Caucus is a time for the Board Members to discuss the items on the agenda. We have an amended agenda tonight. We also have Findings of Fact and Conclusions of Law for the decision of Alexandria and Adam Haseley from October 19, 2022. We were given a list of the 2023 meeting dates. We have minutes from the meeting of October 19, 2022. There are no corrections to those minutes.

The Board members discussed the following:

1) **JIFFY LUBE/Frank Malawski with Sevan Solutions, Representative**

Requesting a Sign variance from Zoning Code Section 1272.10 (c), which permits two (2) Wall Signs and where nine (9) Wall Signs are proposed; property located at the SW corner of Broxton Drive and Pearl Road, PPN 395-07-001, zoned General Business (GB).

Mr. Evans stated that only item (a) that has remained for consideration. Item (b) went away. Mr. Roenigk stated that the Commissioner added in the 40% for the second allowable sign for a corner lot which brought the total to 316 square feet, so they are within the maximum square footage permitted. Mr. Evans questioned if they removed the logo on the signs, would they then be allowed the signs requested. Mr. Roenigk stated that that was correct. Mr. Rusnov questioned if there was a Code that restricted the number of signs. Mr. Roenigk stated that they are only permitted two. Mr. Hayden questioned how many of the signs are "enter" "exit" signs. Mr. Roenigk stated that the question should be addressed to the representative. Mr. Rusnov stated that the Board needs to ask how many are advertising signs.

2) **LAWRENCE, JR. AND KERRI CARMICHAEL, OWNERS**

Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure, and where one (1) Accessory Structure (Shed) exists and a second 160 SF Accessory Structure (Pavilion) exists; property located at 19875 Shenandoah Ridge, PPN 393-22-057, zoned R1-75.

Mr. Evans stated that the shed and pavilion are already existing and that HOA gave their approval. These structures were put up without a permit. Mr. Roenigk stated that a permit was issued for the patio. Mr. Baldin stated a shed already exists in the corner of the lot.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
November 2, 2022**

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

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

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

Mr. Evans – I would like to call this November 2, 2022 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 Strongsville Codified Ordinances. We have before us this evening an amended agenda. I will entertain a motion to approve that.

Mr. Houlé – Mr. Chairman, I would like to make a motion to approve the amended agenda.

Mr. Baldin – Second.

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

ROLL CALL: ALL AYES: MOTION PASSED

Mr. Evans - We have minutes from October 19, 2022. If there are no further comments, we will submit those as they were given to us for the record. We have before us approval of the Findings of Fact and Conclusions of Law for the decision of Alexandria and Adam Haseley on October 19, 2022. If there are no discussion points on that, I will entertain a motion to approve those in the revised format.

Mr. Houlé – Mr. Chairman, I would like to make a motion to approve the Findings of Fact and Conclusions of Law regarding the application of Alexandria and Adam Haseley for three variances for 8809 Priem Road, Permanent Parcel No. 391-11-016.

Mr. Baldin – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans - 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 Law Director, as well as our secretary and Building Department representative.

Mr. Jamison administered the oath to those standing.

1) JIFFY LUBE/Frank Malawski with Sevan Solutions, Representative

Requesting a Sign variance from Zoning Code Section 1272.10 (c), which permits two (2) Wall Signs and where nine (9) Wall Signs are proposed; property located at the SW corner of Broxton Drive and Pearl Road, PPN 395-07-001, zoned General Business (GB).

Mr. Evans – Item number one is Jiffy Lube. If you would come forward and state your name and address for the record.

Mr. Malawski – Frank Malawski, Sevan Multi Site Solutions, 3025 Highland Parkway, #850, Downers Grove, Illinois.

Mr. Evans – You are here this evening representing Jiffy Lube. You heard us talking in Caucus. We know that the signage square footage is now within Code. We're dealing with the issue of the number of signs. If you would give us an idea of why the signage requires having logos on it.

Mr. Malawski – We're proposing nine signs total. Two are allowed within Code, so seven are requested for variance. There are a total of six signs that are exit only, enter only. That would mean that we have three signs that are branding related. Those are two on the front and one on the side.

Mr. Evans – So instead of a total of seven, we are really looking at five of them?

Mr. Malawski – No, only three. Which would mean two are allowed technically and one is kind of a variance that we're requesting.

1) **JIFFY LUBE/Frank Malawski with Sevan Solutions, Representative, Cont'd**

Mr. Rusnov – Two signs are allowed and their variance should read three signs instead of nine signs.

Mr. Evans – That is within the square footage that is allowed. It also fits in to the way we have done these in the past.

Mr. Rusnov – And without creating a precedent.

Mr. Evans – Wall signs are exit and enter signs which do not have any advertising on them.

Mr. Rusnov – What we're really looking at is one extra sign, because two are allowed.

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. Rusnov – Mr. Chairman, requesting a Sign variance from Zoning Code Section 1272.10 (c), which permits two (2) Wall Signs and where three (3) Wall Signs are proposed; property located at the SW corner of Broxton Drive and Pearl Road, PPN 395-07-001, zoned General Business (GB).

Mr. Hayden – Second.

Mr. Evans – Thank you Mr. Rusnov for the motion and Mr. Hayden for the second.

Mr. Rusnov – Clarification. That is just one extra sign. It conforms with the total square footage granted by Code.

Mr. Evans - 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 act, you will be notified by the Building Department at the end of the twenty days. Mr. Jamison, I believe he can move forward with ARB and others in the meantime.

Mr. Jamison – Yes.

1) **JIFFY LUBE/Frank Malawski with Sevan Solutions, Representative, Cont'd**

Mr. Evans – You can work with the Building Department to continue moving the process forward. You are all set.

Mr. Malawski – Thank you.

2) **LAWRENCE, JR. AND KERRI CARMICHAEL, OWNERS**

Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure, and where one (1) Accessory Structure (Shed) exists and a second 160 SF Accessory Structure (Pavilion) exists; property located at 19875 Shenandoah Ridge, PPN 393-22-057, zoned R1-75.

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

Mr. Carmichael – Lawrence Carmichael, 19875 Shenandoah Ridge, Strongsville.

Mr. Evans – Why don't you give us a quick sketch of what brought you here. You heard us talking in Caucus, so the question of did the patio have a permit, did the pavilion and also the shed in the back, whether or not you are aware that it doesn't meet the Code.

Mr. Carmichael – I heard something about the patio, whether there was a permit put in for that. There was, about a year ago.

Mr. Roenigk – I thought there was.

Mr. Carmichael – The shed, I will be honest, I came home one day and my father-in-law and a friend were putting it up. I did not know about it. I didn't have a chance to put in a permit request.

Mr. Roenigk – How long ago was that?

Mr. Carmichael – Maybe six years ago. I believe the shed was from Costco.

Mr. Baldin – Does your father-in-law and his friend live in Strongsville?

Mr. Carmichael – Yes, they live about a mile away from us.

Mr. Evans – So the pavilion, you're asking for the second one.

Mr. Carmichael – We have three small children so we'd like to be out there with them. It gives us a space to eat dinner.

2) **LAWRENCE, JR. AND KERRI CARMICHAEL, OWNERS, Cont'd**

Mr. Houlé – I notice they have a large six foot wood fence, so it's pretty much insulated from the neighbors. I asked if the neighbors had any concerns and you said they did not.

Mr. Carmichael – I talked to the neighbors on both sides and they were fine with it.

Mr. Hayden – The square footage is not excessive and we have Crystal Creek's HOA approval.

Mr. Baldin – I can forego the shed in the corner. It's tucked away and you can't really see it.

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. Hayden – Mr. Chairman, requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure, and where one (1) Accessory Structure (Shed) exists and a second 160 SF Accessory Structure (Pavilion) exists; property located at 19875 Shenandoah Ridge, PPN 393-22-057, zoned R1-75.

Mr. Rusnov – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans - 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 act, 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 all set.

Mr. Carmichael – Thank you.

Mr. Evans – 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, Secretary

November 16, 2022
Approval date