

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

**Meeting of
November 17, 2021**

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

Administration: Assistant Law Director Daniel J. Kolick

Assistant Building Commissioner: Brian Roenigk

Recording Secretary: Kathy Zamrzla

Mr. Evans – I'd like to call this caucus for the meeting of November 17, 2021 to order. This is a time for the Board Members to discuss the items that are on our agenda this evening. You may stay and listen to the comments by the Board Members but we'll invite your participation at 8:00 when the actual meeting begins. We do have minutes for November 3, 2021. They look good. We have two items on the agenda this evening for public hearing.

The Board members discussed the following:

1) EMIL AND MAGDALENA BARAN AND ADAM CYRANEK, OWNERS

Requesting an 8' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio encroaching 8' beyond the main dwelling into the Side Yard Setback; property located at 17075 Hawks Lookout Lane, PPN 397-12-098, zoned R1-75.

Mr. Baldin stated that he was concerned about how deep the patio was. Mr. Houlé stated that the cement that is already poured is within Code. Mr. Evans stated that he thought that the Building Department should have approved this. Mr. Roenigk stated that he was not aware that the cement was poured.

2) PHIL AND LESLIE STOUT, OWNERS/Borowske Builders, Inc., Rep.

Requesting a 15' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 35' Rear Yard Setback is proposed in order to construct a 398 SF Addition; property located at 9105 Marks Road, PPN 391-02-072, zoned R1-75.

Mr. Rusnov stated that this addition will make the house more livable. Mr. Houlé stated that the houses on either side sit back further than this addition will be.

Mr. Houlé stated that neither of these property owners need HOA approval.

Mr. Evans – Our caucus is adjourned.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
November 17, 2021**

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

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

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

Mr. Evans – I would like to call this November 17, 2021 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL:	MR. EVANS	PRESENT
	MR. HOULÉ	PRESENT
	MR. HAYDEN	PRESENT
	MR. BALDIN	PRESENT
	MR. RUSNOV	PRESENT

Mr. Evans - I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. We have this evening minutes from November 3, 2021. If there are no changes, we will submit those as they were given to us by our secretary. If you are here this evening and you plan on addressing the Board, whether you are applying for the variance or whether you are here for the public hearing, I would ask that you stand and be sworn in by our Assistant Law Director, as well as our secretary and Building Department.

Mr. Kolick stated the oath to those standing.

1) **EMIL AND MAGDALENA BARAN AND ADAM CYRANEK, OWNERS**

Requesting an 8' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio encroaching 8' beyond the main dwelling into the Side Yard Setback; property located at 17075 Hawks Lookout Lane, PPN 397-12-098, zoned R1-75.

1) **EMIL AND MAGDALENA BARAN AND ADAM CYRANEK, OWNERS, Cont'd**

Mr. Evans – Our items are divided into public hearings and we have item number one which is Baran and Cyraneck on Hawks Lookout. If we have a representative to come forward. Please state your name and address for the record.

Mr. Baran – My name is Emil Baran and I live at 17075 Hawks Lookout Lane.

Mr. Evans – Give us a quick description and you may want to answer the question about the concrete as to whether or not part of the concrete was already poured.

Mr. Baran – There's no concrete poured as of right now. They only prepped for pouring the concrete. The reason we did it this way is because the previous owner, which I moved in in 2012, she had a back area and right next to the back area, pretty much was connected to a big concrete slab which was four inches thick. So that's why we went off of that. Then they took out that concrete slab and we planned it in place of that to add the stamped concrete patio.

Mr. Evans – Comments, questions for the applicant?

Mr. Houlé – Just poured part of the concrete along the side of the house? Is that recent?

Mr. Baran – The recent pour was just the walkway up to the gate in the backyard and that's where there was just a layer of concrete and from the gate to the walkway to the patio is going to be all stamped. Everything from the gate to the patio, nothing is poured. It's just the prep work.

Mr. Evans – I neglected to say that we've all been there and we've all seen it. Anything else?

Mr. Baran – I work with JM Concrete. I asked them if that would be okay and I think he just went off of what was there before. We were all kind of surprised that he had them in even though there were no permits for it.

Mr. Baldin – So they went and pulled the permits for you and you just followed their advice?

Mr. Baran – Pretty much. This is like the first major construction, besides the fencing we did three years ago, where I hired a company and everything. I guess it was a misunderstanding.

Mr. Baldin – Are you hoping to get that poured before the year is out?

Mr. Baran – It's not going to happen, I think, because Mike said they usually like to be done by Thanksgiving and I have a lot of things going on in my life right now, so it probably will have to wait until spring.

1) **EMIL AND MAGDALENA BARAN AND ADAM CYRANEK, OWNERS, Cont'd**

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

Mr. Rusnov - Mr. Chairman, requesting an 8' variance from Zoning Code Section 1252.16 (e), which requires a Concrete Patio maintain the same Side Yard Setback as the main dwelling and where the applicant is proposing a Concrete Patio encroaching 8' beyond the main dwelling into the Side Yard Setback; property located at 17075 Hawks Lookout Lane, PPN 397-12-098, zoned R1-75.

Mr. Hayden – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

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

2) **PHIL AND LESLIE STOUT, OWNERS/Borowske Builders, Inc., Rep.**

Requesting a 15' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 35' Rear Yard Setback is proposed in order to construct a 398 SF Addition; property located at 9105 Marks Road, PPN 391-02-072, zoned R1-75.

Mr. Evans – Item number two on the agenda is Stout on Marks Road. If we could have the representative come forward. We will need your name and address for the record.

Mr. Borowske – My name is Don Borowske. My address is 10428 Abbey Road in North Royalton.

Mr. Stout – I'm Phil Stout and my address is 9105 Marks Road in Strongsville.

Mr. Evans – Mr. Stout, if you want to take the lead on this and tell us why you want to do the addition and you can do it really simply.

2) **PHIL AND LESLIE STOUT, OWNERS/Borowske Builders, Inc., Rep., Cont'd**

Mr. Stout – We just feel like we need an additional bedroom because we might have another kid or my mother-in-law might have to move in at some point. It would make the house more livable and we don't want to have to move.

Mr. Rusnov – And you're improving the property.

Mr. Stout – Exactly.

Mr. Evans – You've hired a good contractor and you're well on your way to making decisions. Any comments?

Mr. Rusnov – The house was built way back and you're improving the property to make it more livable so you don't have to move because I don't think you'll be able to duplicate that lot in the City. You have a lot of backyard.

Mr. Houlé – Both of your neighbors appear to have additions that go at least as far back as you're planning to do, so it will be keeping with the continuity.

Mr. Evans – This is a public hearing. I will ask if there is anybody in the audience who wishes to speak for the granting of the variance. Is there anybody 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, requesting a 15' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 50' Rear Yard Setback and where a 35' Rear Yard Setback is proposed in order to construct a 398 SF Addition; property located at 9105 Marks Road, PPN 391-02-072, zoned R1-75.

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

2) **PHIL AND LESLIE STOUT, OWNERS/Borowske Builders, Inc., Rep., Cont'd**

Mr. Evans – The variance has been granted by this Board. There is that same twenty day waiting period during which time Council has the opportunity to review our decision. If they take no action on it, you'll be notified by the Building Department at the conclusion of the twenty days. You can then move forward with your project. You are set for this evening.

Mr. Stout – Thank you.

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

Signature on File

Mr. Evans, Chairman

Signature on File

Kathy Zamrzla, Sec'y

December 1, 2021

Approval date