

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

**Meeting of
January 13, 2016
7:30 p.m.**

Board of Appeals Members Present: Richard Baldin, John Rusnov, Tom Smeader, David Houlé

Administration: Assistant Law Director Daniel J. Kolick
Building Department Representative: Mike Miller
Recording Secretary: Kathryn Zamrzla

The Board members discussed the following:

PUBLIC HEARINGS

1) PARKVIEW CUSTOM HOMES OF OHIO, LLC, OWNER

Requesting a .09 density variance from Zoning Code Section 1253.11 (a)(2), that permits a density of 2.60 dwelling units per acre and the applicant is proposing 2.69 dwelling units per acre in order to add a Phase 12 to the High Point Subdivision; property located on Drake Road, PPN 397-19-004 zoned R1-75.

The Board saw no issue with this variance request.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

January 13, 2016

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

Present: Mr. Baldin
Mr. Rusnov
Mr. Smeader
Mr. Houlé

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

Mr. Houlé – Good evening ladies and gentlemen. I'd like to call this January 13, 2016 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. Kathy if you'd call the roll please?

ROLL CALL: Mr. Baldin
Mr. Rusnov
Mr. Smeader
Mr. Houlé

Mr. Baldin – I'd like to make a motion to excuse Mr. Evans for just cause.

Mr. Rusnov – Second.

Mr. Houlé – I have a motion and a second. May I have a roll call please?

ROLL CALL: ALL AYES MOTION PASSED

Mr. Houlé – The election of officers would normally be the next on the agenda, but due to the absence of Mr. Evans we will postpone the election until our next meeting which is now scheduled for January 27th, 2016. In our packet this evening we have the minutes from the December 16th meeting. If there are no corrections we will submit those as they were presented. Anyone in our audience this evening that wishes to speak before this Board, I ask that you stand now and be sworn in by our Assistant Law Director, also including our Recording Secretary, and our Representative from the Building Department.

Mr. Kolick then stated the oath to those standing.

Mr. Houlé – Thank you, ladies and gentlemen our meetings are normally divided into two portions, but we have no new applications. We have one item on our agenda for public hearing tonight. We will ask that each of those individuals come forward in order and give us their name and address for the record. Then we are going to ask them to describe their request for a variance.

NEW APPLICATIONS

There are no New Applications.

PUBLIC HEARINGS

1) PARKVIEW CUSTOM HOMES OF OHIO, LLC, OWNER

Requesting a .09 density variance from Zoning Code Section 1253.11 (a)(2), that permits a density of 2.60 dwelling units per acre and the applicant is proposing 2.69 dwelling units per acre in order to add a Phase 12 to the High Point Subdivision; property located on Drake Road, PPN 397-19-004 zoned R1-75.

Mr. Bender – Good evening, my name is Chris Bender and I'm here to represent Parkview Custom Homes. Our office address is 22700 Royalton Road, Strongsville. I'm here tonight to continue the process of this .09 percent variance for the density addition of the cluster area to the existing High Point development. As we have discussed in the past and has been noted, this variance is necessary because the City changed the density on the R1-75 zoning several years ago. When this request was made we were unaware of that change and since found out that the code is being applied retroactively. So though we are physically lowering the density very slightly because of it being applied retroactively we do have the need for the variance. We believe that this is a positive thing for High Point overall, there is a vacant piece of land on Drake Road that has been that way for some time. The condition of it is a little questionable because it's been used as a stumping ground for rubbish. Previous owners have left some things behind. One of the things that we've agreed with High Point to do is to go back in and clean all of the property up before we start construction. In addition these three units will become part of High Point, and we have a letter that we have received from High Point acknowledging that and approving of that request. We will be deeding over when the plat is approved a strip of land 40' wide and the length of the three new parcels. It will immediately abut the adjoining property owners on Brandywine Road. The purpose of this is to give some continuity to the open space which starts to the west and ends along Saratoga Drive to the east. Right now there is this 200' gap in the common area. So we'll give some continuity to the open space. It'll also give some protection if you will to the homeowners on Brandywine so that in the future they won't have to deal with anyone putting a shed back there or using it as a rubbish disposal area. It will be common area and as such and will be maintained by the Homeowners Association. There have

1) **PARKVIEW CUSTOM HOMES OF OHIO, LLC, OWNER**

Mr. Bender continues - been discussions about what to do with this land. We're going to plant some trees, perhaps a landscaping mound, and I believe Parkview Homes is in the process of submitting a final landscaping plan to the Planning Commission. If this variance is approved they will go back to the Planning Commission. That landscaping would be presented then. One of the residents of Brandywine I met this evening and she indicated that it is a concern. They have obviously made a very good investment in their home and they've improved their home. They've had to look at this rubbish in their backyard, and they probably didn't anticipate looking at the back of three new homes. So by providing some landscaping in the rear yard of the clusters, it will give them some buffer and privacy. With the Association being involved in the common area we can make sure this last in perpetuity. So all in all we don't think our request is unwarranted. We think it's a very minor request. We think all in all when the project is complete all of the surrounding homeowners will benefit from it. Thank you.

Mr. Houlé – Thank you Chris. Are there any questions from our members?

Mr. Rusnov – No.

Mr. Baldin – I would just like to commend Mr. Bender and Parkview Custom Homes and what they are going to do back there by cleaning up that property with the abandoned car and all that kind of stuff. It'll make it much more accessible for people. Putting in shrubs and so forth will make a nice buffer.

Mr. Bender – Thank you, Mr. Baldin, I think this is one of these things that can benefit both parties the existing property owners as well as the new residents. It'll certainly make the sale of those three units easier. Thank you very much.

Mr. Houlé – This is a public hearing so at this time I'll ask if there is anyone here this evening who would like to speak for the granting of this variance.

Ms. Petras – Hi, I'm Mary Ann Petras at 17438 Brandywine Drive. I just wanted to make sure that I understand as a homeowner. Has the common area space been modified from current to the proposed? Has it been changed?

Mr. Kolick – I might be able to answer that question. The common space to the west and to the east remains exactly what it is now. What they are going to do is the parcel that they are taking in between, they are going to have a 40' strip going from the back of your yards towards Drake that they will add to those two common spaces. No they will not decrease your existing common space, they are increasing it with this other strip behind.

1) **PARKVIEW CUSTOM HOMES OF OHIO, LLC, OWNER , Cont'd**

Ms. Petras – I would just like to know if it's possible to see the landscaping that is being proposed to the City. If this is all approved we'd just like to know what's taking place back there. Obviously the land is in very bad shape, there's some vacant old truck and whatever else. With the way that the land's condition has been there has been a lot of bad things that are killing the trees and vines and things like that. If they can clean that up, you know, we love High Point. Through the years, if there is a bad tree they did cut it down, but nobody has been replacing those trees. We'd like to just be involved and understand what we're looking at. We're looking at putting in a \$10,000 backyard deck and I want to make sure of what we'll be looking at.

Mr. Kolick – If this Board were to approve the variance, then they go before the Architecture Review Board and the Planning Commission. That's where the details will be worked out on the landscaping plan. If you keep in touch with the City, they can keep you informed on when those meeting are. You can also talk with Mr. Bender after the meeting, and he can show you or give you some idea about what they are planning on doing. Sure, you can keep in touch and monitor it. It just won't be decided by this Board. There are other Boards in the City that will consider that.

Ms. Petras – OK. That's fine. Thank you.

Mr. Houlé – Thank you. I will now entertain a motion then since there is no one else here in the audience.

Mr. Rusnov – No negative comments? OK. I would like to make a motion that we approve a request for a .09 density variance from Zoning Code Section 1253.11 (a)(2), that permits a density of 2.60 dwelling units per acre and the applicant is proposing 2.69 dwelling units per acre in order to add a Phase 12 to the High Point Subdivision; property located on Drake Road, PPN 397-19-004 zoned R1-75.

Mr. Smeader – Second.

Mr. Houlé – I have a motion and second, may I have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Kolick – For the applicant, there's the normal 20 day waiting period and then you'll get back before the Planning Commission. Mr. Bender, as I've mentioned in the past, please make sure we get something from High Point about what they are going to do about the recreation fees. They just have to indicate it's \$800 a sub lot for three lots totaling \$2400. So we're going to need to see that when you get back before Planning. You can get before ARB even now.

1) **PARKVIEW CUSTOM HOMES OF OHIO, LLC, OWNER, Cont'd**

Mr. Bender – I did speak to the trustees from High Point. They were going to get me that letter. They were waylaid by personal affairs that they have this week, but I'll certainly have it before Planning Commission. I also spoke before the meeting to Ms. Petras and advised her that we felt that the landscaping was imperative. We're going to send her a plan and discuss it with her. We're going to do it so it'll benefit all of us. We have no problem with that understanding.

Mr. Kolick – That's very good. Planning had also mentioned that you may want to talk to that neighbor that I think is to the west. It's where that 15' Setback is going to be.

Mr. Bender – It's to the east; where their driveway is.

Mr. Kolick – Just make sure they know what's going on as well.

Mr. Bender – Well, Rick Puzitello indicated that he wanted to discuss it because he'd like the landscaping along the edge of their driveway as well. We'll make sure both of those issues are discussed and understood before we go before Planning Commission.

Mr. Kolick – That's very good.

Mr. Bender – Thank you.

Mr. Houlé – Thank you very much. Is there anything else to come before the Board this evening? Then this meeting stands adjourned.

Signature on File

Mr. Evans, Chairman

Signature on File

Kathryn A. Zamrzla, Sec'y

January 27, 2016

Approval Date