

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

**Meeting of  
February 10, 2016  
7:30 p.m.**

Board of Appeals Members Present: Richard Baldin, John Rusnov, Tom Smeader, David Houlé, Kenneth Evans  
Administration: Assistant Law Director Daniel J. Kolick  
Building Department Representative: Mike Miller  
Recording Secretary: Kathryn Zamrzla

The Board members discussed the following:

**NEW APPLICATIONS**

**1) DAVID DORA, OWNERS/Beatty's Builders, Representative**

- a) Requesting a 2,000 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 2,400 SF Floor Area is proposed in order to construct an Accessory Building;
- b) Requesting a 4' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 19' Height is proposed in order to construct an Accessory Building; property located at 20904 Albion Road, PPN 391-25-010, zoned R1-75.

**The Board noted that they had received a revised agenda which added the second variance request. The Board had questions regarding surrounding structures for the applicant. They noted that the application mentioned that the structure will be used as a garage to store their RV. It was also mentioned that it should be well shielded from view and that it is on a large two acre lot.**

**2) MARK STOYANOFF, OWNER/Dan Masuga, Representative**

Requesting a 782 SF Floor Area variance from Zoning Code Section 1252.22, which permits a 1,000 SF Floor Area and where a 1,782 SF Floor Area is proposed in order to construct an Attached Garage; property located at 22254 Royalton Road, PPN 392-08-001 zoned ER (Estate Residential).

**The Board noted that this variance request is for a larger attached garage. The Board also mentioned that it is far back from the road about 1000' therefore it was surmised that the structure will be well shielded from view.**

**3) WORLD CHAMPION TAEKWONDO, TENANT/Dean Guernsey with Dynamic Sign Company, Representative**

Requesting a 2' Sign Height variance from Zoning Code Section 1272.12 (c), which permits a 5' Sign Height and where a 7' Sign Height is proposed in order to install a Wall Sign; property located at 17910 Pearl Road, PPN 394-25-006, zoned (GB) General Business.

**The Board noted that that they have recently granted variances for this tenant, and that this variance request is for the sign at the peak of the building. They also stated that they already have a shared monument sign by the street. They questioned if they are planning to have any other signs at this location.**

#### **PUBLIC HEARINGS**

##### **4) VERIZON WIRELESS/John Sindyla, Representative**

Requesting a 175' Setback variance from Zoning Code Section 1273.07 (d) (5), which requires a 500' minimum Setback from any residential dwelling and where the applicant is proposing a 325' Setback from the nearest residential dwelling and where five residential dwellings are located within 500' in order to construct a fenced area with a proposed 20' x 12' steel platform with four equipment cabinets and the addition of twelve new Antennas to an existing utility tower; property located at West 130<sup>th</sup> Street, PPN 398-24-037, zoned R1-75.

**The Board noted that Verizon was able to run a gas line to the site so they will not have a need to go back with trucks to fill the generator tank. They also noted that there will be additional landscaping added as well. Overall the Board saw no issues for this variance request.**

## **STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS**

### **MINUTES OF MEETING**

**February 10, 2016**

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

Present: Mr. Evans  
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. Evans – Good evening ladies and gentlemen. I'd like to call this February 10, 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: ALL PRESENT

Mr. Evans – 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. Evans – Thank you, ladies and gentlemen our meetings are normally divided into two portions. The first half is hearing new applications, then we will go into the public hearing portion of tonight's meeting. 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

### 1) **DAVID DORA, OWNERS/Beatty's Builders, Representative**

- a) Requesting a 2,000 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 400 SF Floor Area and where a 2,400 SF Floor Area is proposed in order to construct an Accessory Building;
- b) Requesting a 4' Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 19' Height is proposed in order to construct an Accessory Building; property located at 20904 Albion Road, PPN 391-25-010, zoned R1-75.

Mr. Evans – Number one on our agenda this evening is David Dora. Please come up to the microphone and give us your name and address for the record.

Mr. Dora – My name is David Dora at 20904 Albion Road, Strongsville.

Mr. Beatty – My name is Carl Beatty of 1219 W. High Ave., New Philadelphia, Ohio.

Mr. Evans – Thank you and we appreciate that you are speaking right into the microphone because that helps our Secretary record the minutes. Mr. Dora please tell us about your request for the variance. We learned this evening that we have the height variance as well as the square footage request. Please give us a description of why you need a structure that is that big, and what the status is on the existing concrete block that is back there.

Mr. Dora – The existing structure back there has power to it, and it's all been rewired in 1992. It has its own separate meter. That was originally grandpa's upholstery shop way, way, way back and it has all my woodworking equipment back there currently. The new building up front is for the boat and RV storage as well as a lot of the cars you mentioned in caucus that are on the lot.

Mr. Evans – Yes, in caucus we did mention a number of vehicles that are there. Are all of them going to make their way into the garage?

Mr. Dora – Yes, I got rid of about nine of them two years ago, and it's been about two years that I've been talking to contractors, councilmen, and the Building Department. I drive a truck. I deliver pallets in the industrial area so I'm always around the Building Department. For the past 20 years they've been saying why don't you put a building up? Now I finally have the money to do so.

Mr. Evans – Alright. Mr. Kolick, I believe that is going to put us in a position requiring another variance because that would be a multiple building situation, is that correct?

**1) DAVID DORA, OWNERS/Beatty's Builders, Representative, Cont'd**

Mr. Kolick – Well no, because he doesn't have an attached garage, so one will be regarded as a garage and the other is an accessory building. He is permitted a separate garage and one accessory building.

Mr. Evans – OK. That's good. Gentlemen do you have any questions or observations? I know that not all of us have been out to visit it yet, but prior to the public hearing we will all be out to see the site.

Mr. Baldin – If it is an existing garage, what type of access do you have? Is it a man door or a garage type door? What do you have back there?

Mr. Dora – There is a man door on the west side, and a small 8' garage door on the east side of the building.

Mr. Baldin – You say you store woodworking equipment and tools?

Mr. Dora – Yes, I have my saw and my tool box. It fills up quick, and that's just with tools.

Mr. Baldin – You said that you are employed as a truck driving, so you're not running any type of business out of there?

Mr. Dora – I work for a company. I've been working for them my whole life. I work for my father in the pallet business. When Hinchcliff Pallet was here back in the day Scott Phillips still lives down the street from Hinchcliff Pallet.

Mr. Baldin – OK. That's way back when. That's a century home back there, right?

Mr. Dora – Yes, my house is 184 years old. My house was actually there as a one room cabin before it was constructed as you see it now. So it's actually older than that.

Mr. Baldin – I haven't been out to look at that, but I've been by it of course many times.

Mr. Dora – Now my ash tree has died, and that that's where a lot of my money went. I had 77 Ash trees and they were 80 years old so it's a \$1000 a tree to cut it down. So that certainly put me back a little too. My councilmen knows about that, so I'm dealing with dead trees.

Mr. Baldin – That's not too exciting is it? So there is no garage there with the existing home?

Mr. Dora – No. When Connie Strictlet bought it in the 30's she owned all that land from the railroad track all the way back, and then she sold it off. I have some of the paperwork from when she sold some of the land off.

1) **DAVID DORA, OWNERS/Beatty's Builders, Representative, Cont'd**

Mr. Baldin – I haven't been out to see the property yet, so I'll reserve any other questions until I have. Thank you.

Mr. Rusnov – If I understand correctly then, you will not be running a business in either building?

Mr. Dora – No absolutely not. It's for my personal use.

Mr. Rusnov – The new building you're putting up is going to be strictly a garage? There's not going to be a loft area or apartments above or anything like that?

Mr. Dora – No, I just need the height for the RV. When you come through there you'll see that it's an older area. There's RVs and boats. Everybody's got a little something over there. I just want to try to get everything inside and make it nice and neat.

Mr. Rusnov – OK.

Mr. Evans – Are there any other questions? Alright so what will happen is that all of the members of the Board will be out to visit the property to take a look at it. There will also be a notice that will go out to your neighbors within 500 feet of your property. It will state exactly the description that is written in the agenda tonight. So if you have curious neighbors that will want to ask questions, you should get together with them before the next meeting to explain simply what your plans are. That may save everyone some time and the trouble. The public hearing is on February 24<sup>th</sup>. We will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Mr. Dora – OK. Thank you.

2) **MARK STOYANOFF, OWNER/Dan Masuga, Representative**

Requesting a 782 SF Floor Area variance from Zoning Code Section 1252.22, which permits a 1,000 SF Floor Area and where a 1,782 SF Floor Area is proposed in order to construct an Attached Garage; property located at 22254 Royalton Road, PPN 392-08-001 zoned ER (Estate Residential).

Mr. Evans – Second on our agenda this evening is Mark Stoyanoff with Dan Masuga Representing. Please come up to the microphone and give us your name and address for the record.

Mr. Masuga – It's Dan Masuga, 10235 Versailles Drive, Strongsville, Ohio. We're going to be constructing a new home at 22254 Royalton Road, and we're asking for a 782 SF variance to an attached garage in order to accommodate additional larger equipment like a lawn tractor. The lot that we're going to be building on is over 11 acres so it's going to require not just your standard lawn mower. I think it fits in well. It doesn't overpower the size of the house and it'll be sitting over a 1000' from the road so I don't think it'll be a hindrance in any way. It's strictly for

2) **MARK STOYANOFF, OWNER/Dan Masuga, Representative, Cont'd**

**Mr. Masuga continues** - equipment, there's no business to be run out of it. It's for personal equipment that is necessary to maintain a lot that size.

Mr. Evans – Some of us have not been out there yet. Roughly where on Royalton is this?

Mr. Masuga – It's the last residential piece before the industrial starts past the veterinary hospital. It's on the north side.

Mr. Rusnov – There's two cuts for driveways, and you can't see the backend of this property.

Mr. Evans – Especially now. Alright, are there questions gentlemen?

Mr. Baldin – I walked the property a long time ago, so I've pretty much seen it. I saw it a long time ago. There's a big lake back there; it is a big hunk of property. There's nothing attractive behind that property that it's going to affect I don't think. So I don't have any questions about it.

Mr. Rusnov – The house will or will not be visible from Route 82?

Mr. Masuga – In the winter you will probably see part of it, but it's actually going to get tucked into that back part of the woods there. It's going to overlook the lake.

Mr. Rusnov – OK. Thank you.

Mr. Evans - All of the members of the Board will be out to visit the property to take a look at it. There will also be a notice that will go out to your neighbors within 500 feet of your property. It will state exactly the description that is written in the agenda tonight. So if you have curious neighbors that will want to ask questions, you should get together with them before the next meeting to explain simply what your plans are. That may save everyone some time and the trouble. The public hearing is on February 24<sup>th</sup>. We will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

3) **WORLD CHAMPION TAEKWONDO, TENANT/Dean Guernsey with Dynamic Sign Company, Representative**

Requesting a 2' Sign Height variance from Zoning Code Section 1272.12 (c), which permits a 5' Sign Height and where a 7' Sign Height is proposed in order to install a Wall Sign; property located at 17910 Pearl Road, PPN 394-25-006, zoned (GB) General Business.

Mr. Evans – Item number three on the agenda this evening is World Champion Taekwondo with the Dynamic Sign Company representing them. Please come up to the microphone and give us your name and address for the record.

3) **WORLD CHAMPION TAEKWONDO, TENANT/Dean Guernsey with Dynamic Sign Company, Representative, Cont'd**

Mr. Guernsey – My name is Dean Guernsey from Dynamic Sign Co. My address is 1202 Rowley Ave., Cleveland, Ohio. I was hired by Taekwondo Co. to possibly build him a sign. He proposed to get a variance from 5' height to 7' height. The reason is that it is his set logo which is what he uses on all of his publications, advertisements, and jackets. He would like to be consistent with that so he's not interested in putting any letters or anything else on the building. He just wants his logo to stand alone on a monument sign. When viewing the property, I noticed that it would look very small putting up a 5' sign. With the design and shape that it is, he's looking at a 5' sign and less than a 4' width. He's probably around 18 total feet of signage which is pretty small. If we go to a 7' sign, it would be approximately a 7' by 5' size. When you look at the shape of the crest it would probably get about 31SF of signage which is really not too big. The academy takes up the entire front of the building and when I took these photos here I went to the back edge of this parking lot so I'd have a consistent point of reference to take photos from. I took the liberty of making some samples of what this would look like. This is what our proposed sign would look like, and the other two pictures showed more of the size of the building. In my opinion as an industrial designer who's been doing this for 30 years, I think if we make that small sign at a 5' height it'll look like a postage stamp on that big building. He doesn't want to do anything else, no graphics on his windows, no channel letters or box signs other than what he has. I took the liberty of going down just a few of the other places on Pearl Road, and used the same reference points and took photos. It's not like there's anything wrong with them, but just to give you an idea of size comparison of what we're asking for and what's existing. In terms of the scales of the signs on their store fronts for example the cabinetry shop even though it's divided up into pieces, it still works as an entire logo. It's much higher and bigger than what we're proposing. I think it's only fair that we get something like that. Plus if you look at the lettering of his logo, on the proposed sign those letters are only about 3.5" tall. If we do it on the small sign, they are about 2.25" in height. Those are hard to read from the street or even from his driveway.

Mr. Evans – Mr. Guernsey if I understand you correctly you've done the representations. There's two sets there. The first set is from the edge of the parking area closer to the building, and one of those is the 7' sign and the other is the 5' sign in order to compare what it would look like? The same is taken from out on the street of the frontage with the two signs; the 7' and the 5'?

Mr. Guernsey – Exactly.

Mr. Evans – I know that the cabinetry company is within the 5' so it's a good comparison. What's happened is that you're looking for a bigger one. It's not necessarily the square footage on the overall design, but it's a height difference which is why you are requesting the variance. As I said in caucus I know that it is the logo that he uses. He uses it on the signs in the yards, on the uniforms, and on everything else. That is a common logo that he uses to identify the business. It is readily recognized here in Strongsville because he does have a rather large clientele which he brought from down Pearl Road. We're always happy to have businesses be successful because that is what helps our City. Are there other questions from the Board members?



3) **WORLD CHAMPION TAEKWONDO, TENANT/Dean Guernsey with Dynamic Sign Company, Representative, Cont'd**

Mr. Houlé – Is the intent to be able to read the logo from the street? Or is it just to read it from the parking lot? I'm not sure that on either side you'd be able to read the logo.

Mr. Guernsey – You certainly have a point. The letters are going to be difficult to read from any distance, but a 3.5" letter gets you about 50 feet more visibility than the 2.25" letter. I think that's the nature of his logo. To read his letters you'd have to redesign his logo and he wasn't interested in that. I did suggest that maybe he do channel letters on it, but I think he just really wants to do his logo. He's really not interested in putting anything else on his building. I think he's a minimalist being a grand master, and he didn't want to do what they had at the other building. He wanted a clean look so reproducing his logo seemed like the only option. Of course a 5' logo on that big building would look really, really small and out of place. Hopefully you'll see our point, and give us the variance on that 2' height.

Mr. Evans – In all fairness, we know that he has his name on the monument sign out front. He doesn't have the logo on that one. It's just Taekwondo. So you're saying he's not going to put anything else on the front of the building, and this is it.

Mr. Guernsey – He instructed me that he did not want anything else on the front of his building. I don't even think he's putting a logo on his glass front door. Maybe the hours or something like that, but he hasn't contracted me to do anything like that.

Mr. Houlé – The only other question I have is that I believe the building is closer to the street than some of these other buildings. I haven't measured it, but just driving by them it seems like it's closer which should assist in the size of the signage being 5' verses 7'.

Mr. Guernsey – I understand the need for sign codes, I've been in business for 30 years with a degree in industrial design. I think in some instances such as his, being that it's a minimalistic sign, I don't think we're going too far out of whack going a little larger. It's not going to fill up his whole building or set a precedent for anyone else or cause a problem where you'll have the issue of someone saying they should get it too. The codes obviously allow for larger signage it's just that it being his shield, there's no way to split that sign and make it bigger. It has to be one element. As for the closeness of the street, the Scrambler with the eggs. That is actually pretty close to the street. It's a lot closer maybe another 20' I'm guessing than his frontage is. It seems like they got a pretty large sign. Again, I'm a sign guy though so I don't see a problem with these signs. I'm just giving my opinion. I think it'll look nice on that building.

Mr. Baldin – I have one question. Because of the design it has to be in that restriction of the size. You couldn't make it any wider because it would look out of proportion? Because you're allowed more square footage.

3) **WORLD CHAMPION TAEKWONDO, TENANT/Dean Guernsey with Dynamic Sign Company, Representative, Cont'd**

Mr. Guernsey – He also has a location in Chardon from what I understand, and I think they want consistency. They travel all around because they have a team. All their jackets have the logo and it's on the car. Everything is exactly alike. He's trying to be consistent.

Mr. Baldin – So you couldn't expand it because it wouldn't look right.

Mr. Guernsey – No. The main thing is this little guy in the middle. Obviously he's got the wording on it which is part of his crest, but this little guy is what people see and recognize as they're driving by.

Mr. Baldin – Looking at the comparison and looking at the 7' verses the 5', you can definitely see the difference.

Mr. Guernsey – Yes, it makes a difference. The 5' one would be pretty small though from 150' or 200' away.

Mr. Baldin – It is somewhat of a bright color so it should stick out. That's all I have to say right now.

Mr. Evans - All of the members of the Board will be out to visit the property to take a look at it. There will also be a notice that will go out to your neighbors within 500 feet of your property. It will state exactly the description that is written in the agenda tonight. So if you have curious neighbors that will want to ask questions, you should get together with them before the next meeting to explain simply what your plans are. That may save everyone some time and the trouble. The public hearing is on February 24<sup>th</sup>. We will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Mr. Guernsey – Thanks for your time on such a snowy night.

Mr. Baldin – Thank you.

**PUBLIC HEARINGS**

4) **VERIZON WIRELESS/John Sindyla, Representative**

Requesting a 175' Setback variance from Zoning Code Section 1273.07 (d) (5), which requires a 500' minimum Setback from any residential dwelling and where the applicant is proposing a 325' Setback from the nearest residential dwelling and where five residential dwellings are located within 500' in order to construct a fenced area with a proposed 20' x 12' steel platform with four equipment cabinets and the addition of twelve new Antennas to an existing utility tower; property located at West 130<sup>th</sup> Street, PPN 398-24-037, zoned R1-75.

**4) VERIZON WIRELESS/John Sindyla, Representative, Cont'd**

Mr. Evans – That then takes us to public hearings. Item number four on the agenda is Verizon Wireless with John Sindyla representing. Please come up to the microphone and give us your name and address for the record.

Mr. Sindyla – I'm John Sindyla, 7425 Royalton Road, North Royalton, Ohio 44133. In agreement with Ms. Peterson, we tried to accommodate her by moving the tower. Instead of 50' from W. 130<sup>th</sup> Street we'll be over a quarter mile over to the next tower to the west. We have located a road from W. 130<sup>th</sup> back to the site. We agreed with the Board's assertion that we should have more landscaping on the north side of the compound. Also we added a natural gas line back to the site to restrict the amount of time someone would have to go back and fill the generator with diesel gasoline. In terms of the sound generated by the generator, even though we're next to the Ohio Turnpike, compared to a home generator which creates 66 decibels of sound, this would create 65 decibels. This is a quarter mile from W. 130<sup>th</sup> street. It's less than a generator you'd have next to your house. The actual sound that is generated which we can program for any time you'd like is negligible considering it's next to the Turnpike which is considerably louder than any type of small 15Kw generator.

Mr. Evans – The generator is only a backup generator, is that correct?

Mr. Sindyla – Right.

Mr. Evans – So it'll only run for testing and emergency situations.

Mr. Sindyla – It runs for 15 minutes, once a week. We could program that to be Wednesday at 2pm, but even if it ran at high peak hours you wouldn't hear it. Especially from that distance.

Mr. Evans – Are there any questions?

Mr. Baldin – There's no questions, I think we've covered everything. I think we have already covered a lot of this in the past, thank you.

Mr. Evans – We appreciate that you've made the adjustments on the plan that we asked for.

Mr. Rusnov – I have one question, the height of the tower is 120', and how far is the antenna above that?

Mr. Sindyla – The antenna is 15' above that.

Mr. Rusnov – Above that, and microwaves go this way, not this way correct?

**4) VERIZON WIRELESS/John Sindyla, Representative, Cont'd**

Mr. Sindyla – So it's 135' in all. Correct. Imagine a mushroom. At some point the signal goes out and then falls down. At some point they fall down which is why you need a grid of sites so that the edge of the mushroom meets the next mushroom so they touch. That way when you drive down the street you can have a continuous handing off of the signals. If you have a gap, that's why you drop your calls.

Mr. Rusnov – Thank you sir.

Mr. Evans - This is a public hearing. I'll ask if there is anyone here this evening who would like to speak in favor of the granting of this variance. Please come up to the microphone and give us your name and address for the record.

Mr. Peterson – James Peterson 12060 W. 130<sup>th</sup> St. Strongsville, Ohio. My concern is more with the driveway and the existing drainage that's there. That used to be Blazing Trail coming straight out to where my house is. I know that there's some culverts back there, and I know that one of them got crushed over the years. I just want to make sure that they will make sure everything is still flowing back there. There's also a couple spots on the Turnpike where all this water goes to and collects at the Turnpike. I just want to make sure they will make sure everything is hooked up properly.

Mr. Evans – Well Mr. Peterson, I can tell you that it is not actually going to be Verizon's responsibility. The property of course is CEI easement. I'm going to have to rely on Mr. Miller or possibly Mr. Kolick to tell me whose responsibility it'll be to take care of drainage on that property. It isn't going to be Verizon though because they are just using the tower.

Mr. Kolick – Our Planning Commission when they look at this, which they'll have to do even if it's approved here tonight, our Engineering Department will look at it and make sure they aren't causing any drainage problem. If there's a drainage problem with the current land then that should be brought to the attention of our Engineering Department and they can look at that as well. They'll look to see whose causing it, whether it's the pike or CEI or whatever it is. It's a separate issue from this, but they'll look at it.

Mr. Peterson – Just from the existing map that they turned in, they show a culvert pipe in there.

Mr. Evans – That would be a preexisting condition, but again Verizon is simply locating the antennas on the tower. If there is a problem with the drainage what I would ask you to do is call our Secretary of the Commission, Ms. Zamrzla, and give her the information so that she can pass it on to the Engineering Department. Again it's not an issue for Verizon. Planning Commission may be able to impart that directive of it being taken care of, but it's going to be a CEI issue. Is that correct?

4) **VERIZON WIRELESS/John Sindyla, Representative, Cont'd**

Mr. Kolick – I don't know. I don't know what they're doing. It could impact on the roadway that goes back there. It's not for this Board though. You need to get up to our Engineering Department and talk with them. If there's any problem there now they'll look at it. They will make sure that the new application does not in any way exacerbate the cause of the problem that is there now. It's an existing condition and they'll have to look at it if it's a violation of our ordinances somehow they will address it.

Mr. Peterson – The only other concern I had was with the apron coming into the property. They want to put a gravel driveway up against the existing asphalt that is there. I was just thinking that if you're pulling in and out of there it's going to fling the gravel around. Does that have anything to do with this Board?

Mr. Evans – I can bring Mr. Sindyla up to answer that question because I thought they were going to use the existing, but if you'll relinquish the microphone to Mr. Sindyla then we can get an answer for that. Then I can let you continue.

Mr. Sindyla – Mr. Peterson's concern will not occur as our driveway is 10' from their driveway. It's 10' away. So if there is gravel, we're going to reseed and that'll be grass and that's solely on First Energy's property.

Mr. Evans – Mr. Peterson your concern was the proximity to your driveway?

Mr. Peterson – Right.

Mr. Evans – So if its 10' away and they reseed the grass in between those two, your driveway and their gravel, does that satisfy you? Wait, come on back up. Our job is to get this resolved so I want to make sure you're speaking into the microphone so our Secretary can hear.

Mr. Peterson – I just think that the apron coming in there should be paved. That's basically all I want.

Mr. Baldin – Why do you feel it needs to be paved?

Mr. Peterson – Because if you look at my driveway right now, and there's gravel from people turning around all the time there, I'm constantly sweeping the gravel off my driveway. It's hard to get in and out of there with gravel. That's my concern.

Mr. Evans – So you're saying that your driveway is covered by gravel from the entrance that is currently there?

**4) VERIZON WIRELESS/John Sindyla, Representative, Cont'd**

Mr. Peterson – Yes, just from people turning around there's gravel getting onto my driveway. Usually when you repave the street and they see an asphalt driveway, they'll put asphalt to that driveway. If there's a stone driveway they'll put stone to it. Or if it's concrete they'll pour concrete. Most of the time that is, but if you're going to tie a gravel driveway into the existing asphalt driveway it doesn't work too well.

Mr. Kolick – Mr. Peterson, get up to our Engineering Department please and talk to them about these issues because those issues are outside the purview of this Board, but they are not outside the purview of what the City needs to look at. The Engineering Department can relay what needs to be, and they'll deal with the applicant on it then, OK?

Mr. Peterson – Thanks.

Mr. Evans – Mr. Peterson, while you're at the microphone, other than that you were concerned initially because they were going to use the tower much closer to your property. We've now moved it back significantly from your property, is that a helpful thing?

Mr. Peterson – Yes.

Mr. Evans – I just wanted to make sure. OK. Thank you.

Ms. Zamrzla – If I may, Jim, if you could call first so we can see that the person you should be talking to in Engineering is available.

Mr. Peterson – OK.

Mr. Evans – Is there anyone else in our audience that wishes to speak? Please come up to the microphone and give us your name and address for the record.

Ms. Peterson – My name is Karen Peterson, I'm at 12060 W. 130<sup>th</sup> St. First of all I just want to say thank you very much to Verizon for hearing my plea. My only issue from looking at the maps that we got is that the road that you're putting in there are trees there, are they coming down? OK, right. They're on First Energy's property, but you have to understand, we've been there for 25 years. First Energy hasn't been around for 25 years. We've maintained that property, we've cut the grass, trimmed the trees, and we've had all of that land maintained by a grass feeding place. So I've been maintaining all of that for 25 years. Those trees, they're on CEI's property, but they're my trees and have been for 25 years. I don't have any problem with you gaining access to go back there, but that's been our home and I want it to still look like our home. We already have a problem that we can't hear outside because of the Turnpike. Those little bit of trees, anything helps with my situation. I have grandkids that will be playing over there and riding their bikes over there. I spent a lot of money this summer cleaning that whole house area up, and put in a beautiful 2.5 car driveway. I repaved the driveway coming down from the road. I got rid of the

4) **VERIZON WIRELESS/John Sindyla, Representative, Cont'd**

**Ms. Peterson continues** - cars my husband swore he had to have. I did all that, and I just want those trees. If you're going to take them away, then put something else up.

Mr. Baldin – Excuse me, Ms. Peterson, but are you called up here in favor or against the variance approval?

Ms. Peterson – I'm in favor of them doing what they have to do, but I'm against the way they're going to do it if you can understand that.

Mr. Baldin – Because I'm trying to understand. Because the Chairman called for someone who wants to speak in favor. He did not call for anyone to object to it. So you're doing both at one time, is that correct?

Ms. Peterson – I'm sorry, this is not for objections?

Mr. Evans – No I did say those in favor.

Ms. Peterson – I'm sorry Mr. Evans.

Mr. Evans – It's OK, it's not a big deal.

Mr. Baldin – I'm just trying to understand what you're trying to say here.

Ms. Peterson – Well we're the only people here now so I'm sorry. I think everyone knows what I'm here for.

Mr. Baldin – Just trying to keep it in order.

Mr. Evans – Am I correct that I heard you say that you are not against Verizon locating the antennas on the tower that they're proposing? You're asking that the trees that are currently there not be removed when they put in the driveway?

Ms. Peterson – If they can go around them, I would prefer that they keep them there. They're big and they block our view somewhat from the Turnpike. The sound barrier is better than nothing at this point. There's no sound barrier there. I don't know if they'll ever be one there. They're putting one up on the other side of the Turnpike, but they're not putting up any by my house which would have been really nice. That would have alleviated a lot of our problems. I'd like to have either the trees stay or plant tall bushes or something. The gravel situation, like my husband said, we've spent the money to put asphalt in so I wish they would put it in at least for the area of our lot. We maintain the grass area over there, and my husband is a fanatic about it. We're constantly sweeping up the rocks. When you're riding your bike and stuff like that you don't want to ride on rocks that were thrown on it. It's not good for the asphalt that we poured too. When gravel goes on asphalt and you drive over it it puts dings into the asphalt just isn't good for it.

**4) VERIZON WIRELESS/John Sindyla, Representative, Cont'd**

Mr. Evans – I will tell you that one perspective I will offer is that were that driveway to be asphalted for the service back to the tower as you're suggesting for the length of your property you would find people driving in there. I don't know that you would want that either. Paved driveways have a propensity of drawing people to them thinking it's a driveway that they should be driving down. I know this because we've done it in other situations where that's been done. People have told us that they wished they'd never asked for the driveway to be paved because now people are driving in.

Ms. Peterson – Could we put some sort of a hilly culvert, you know like raise the land a little bit so it goes up and then down?

Mr. Kolick – Again, we're getting off to the side, that's going to be up to our Planning and Engineering Departments because one of the reasons they don't have them put in asphalt is because as you talk about drainage, you're creating a whole new area that could increase the drainage problem.

Ms. Peterson – What about shrubs and mulch then?

Mr. Kolick – Again that's something that the Planning and Engineering Department can look at. It's outside the scope of what this Board can do. The only thing that may not be, and I'd like the applicant to come back up, are there any plans Mr. Sindyla to remove any of these trees? Or will the trees stay the way they are now?

Mr. Sindyla – Because of the way we have to drive back we have to go along Ms. Peterson's property straight back. The way we had previously designed it was to make a sharp left turn to avoid taking down any trees. The old design didn't call for any trees to come down. In this particular case, if we move the site a quarter mile back, the trees have to be lost. I hate to say that, but that's just the way it is. We have to get back to the site, and in addition, the driveway that we're installing is copying the exact driveway as installed since the 50's. So we're simply making it more of a driveway. In addition to Ms. Peterson's comments regarding the actual gravel, we're 10' away from her driveway. It's 10' away, and as far as I know and I've been on that site, there's no gravel right now on that driveway and I've been there many times. Right where W. 130<sup>th</sup> meets Ms. Peterson's beginning of her driveway and the beginning part of First Energy's driveway there isn't any gravel because it's grass.

Mr. Evans – OK. Now Ms. Peterson, Mr. Sindyla and Verizon have been very good about doing a number of things that we've asked them to do. So one of the options is that we had asked for them to put additional landscaping at the base of the tower where their equipment and generators are going to be. If we were to ask them to move that landscaping to where the trees might come out, would that be an appropriate solution.



**4) VERIZON WIRELESS/John Sindyla, Representative, Cont'd**

Ms. Peterson – That would be great. If they'd put the trees dividing my driveway and their driveway. It would help with the sound barrier, it would help separate the people who are driving back there. Plus, I could easily tell my kids, don't go behind those trees.

Mr. Evans – OK, hang on because what I want to do is do some brokering on some things. Mr. Sindyla has been very kind and gracious for doing a number of things, and Mr. Kolick I believe I'm still within my bounds of asking Mr. Sindyla to move the trees that we asked for to be relocated between the two drives?

Mr. Kolick – Yes.

Mr. Sindyla – Can we look at the plan again? If I move the trees, I just want to point out that the trees we're taking out are after Ms. Peterson's property. If you look from the house directly across to the Turnpike, this is where Mr. and Ms. Peterson park their jet skis on the driveway that they built off their property. These trees that we're taking down are west of their property. So there is no screening from looking out between her garage west to the Turnpike. There isn't any. You can see that specifically by looking at page C2 on your plan. We'll move the trees. I just want to point that out.

Mr. Evans – Understood. So Ms. Peterson is that acceptable?

Ms. Peterson – He's going to plant trees? I think it's going to take more than 11 trees.

Mr. Evans – That's what we had proposed around the base of it. Ms. Peterson, CEI has been going back there for years and years. I can't change the world, but I can take what Verizon has offered to do around the base of the tower, and we can redirect that. So I'm trying to broker that deal. Otherwise, we can go back to putting the shrubs back around the base. That's an existing condition though, CEI goes back there to maintain those towers. Verizon is going to go back there to maintain them, it's not going to mean that anyone is going back there on a daily basis or any more often than CEI is. So what I'm trying to do is leverage what they've offered and move it to help you in terms of doing what you'd like. I can't ask them to put in more trees though than what they've already offered. We took them to the brink on doing this as it is. It's much more than what they had to do, and we asked them to do that. So in terms of moving them from the base of the tower and moving them over to help screen your property, that's a lot more than they really should be doing. They were will to do that at the base so if they do it in another area it's not costing them extra money. We're asking them to graciously do that. So I'm trying to have you understand that we can't put a whole property line of trees, but we can do the 11 that they were going to put at the base of the tower.

**4) VERIZON WIRELESS/John Sindyla, Representative, Cont'd**

Ms. Peterson – I mean that is your opinion and as a homeowner for 25 years I have my opinion as well. When it comes to cost, I don't think it's appropriate to say that Verizon needs to spare cost. We all know that Verizon has more than enough money and putting 11 satellites up there this time verses 1 last time. So they're going to be making a lot of money off of those 11 antennas. When they're putting all this in, what will be happening? How is this going to affect my life and my family's life?

Mr. Evans – It'll probably take 2 or 3 days to put those antenna up.

Ms. Peterson – What about the gas line?

Mr. Evans – Probably one day. Again, we've asked them to do those things so it'll appropriately screen your property.

Ms. Peterson – And it should be because we live in Strongsville and it should look nice, everything should look nice. As far as I'm concerned they really screen around that whole building, they should cover it up too. There's a lot of teenagers that walk back and forth there. I know from research that they like to rob and steal things from those buildings. So I think they should want to camouflage that as much as possible.

Mr. Kolick – We have ordinances that require certain fencing and other equipment. A lot of times our CPTED Officer, who's our Police Officer, doesn't want to camouflage because he wants to see what's going on back there. Those are issues that have a double side to them so you've got to be careful. Those are also issues that need to be addressed by our Planning Commission. My suggestion is that if you approve this you could certainly impose a condition that at least 11 trees be put between the driveways as approved by the Planning Commission and Architectural Review Board. You have to leave it up to their discretion. There could be drainage issues and they are the proper Boards to look at that, not this Board. I think we need to move on and just place that condition on it. Thank you.

Mr. Evans – Thank you Mr. Kolick. Are there any other questions?

Mr. Baldin – No questions.

Mr. Evans - Is there is anyone else who would like to speak for the granting of this variance?

Mr. Sindyla – I'd like to say one more thing. Other than the distance from the site to the residences across the Turnpike, we meet every section of the code. I just want to point that out.

Mr. Evans – Correct.

Mr. Evans – Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I will now entertain a motion.

