

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

**Meeting of
May 11, 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) BETTY JANE LANGE, OWNER/Cary Wescott with Champion Windows, Representative

- a) Requesting a variance from Zoning Code Section 1252.20 (a), which prohibits the enlargement or alteration of an existing non-conforming cluster home and where the applicant is proposing to add a 192 SF Sunroom Addition;
- b) Requesting a 25' Rear Yard Setback variance from Zoning Code Section 1253.11 (b) (3), which requires a 35' Rear Yard Setback and where a 10' Rear Yard Setback is proposed in order to construct a 192 SF Sunroom; property located at 16406 Logan Court, PPN 395-25-001, zoned R1-75.

The Board noted that the front yard setback is existing non-conforming. They also noted that the back deck may also be non-conforming. They did not see any major problems though with approving these variance requests.

2) GARCIA PROSTHETICS/Ted Macosko, Architects, Inc., Representative

- a) Requesting a 13' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 125' Front Building Setback from the centerline of Pearl Road and where a 112' Front Building Setback from the centerline of Pearl Road is proposed in order to construct a 7,216 SF Addition;
- b) Requesting a 13' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 75' Front Parking Setback from the centerline of Pearl Road and where a 62' Front Parking Setback from the centerline of Pearl Road is proposed in order to construct a 7,216 SF Addition;
- c) Requesting a 22 Parking Space variance from Zoning Code Section 1270.05 (c) (1), which requires 52 Parking Spaces and where 30 Parking Spaces are proposed in order to construct a 7,216 SF Addition; property located at 8180 Pearl Road, PPN 395-05-002, zoned General Business (GB).

The Board noted that this is a large expansion. They also said they would like to clarify if this is for his use or multi-tenant use in the future. They also noted that this applicant and his services are a welcome and important part of our community.

3) **GREAT ESCAPE OUTLOT BUILDING/Dan Neff with Neff & Associates,
Representative**

- a) Requesting an 85' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 200' Front Building Setback from the centerline of Royalton Road and where a 115' Front Building Setback from the centerline of Royalton Road is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
- b) Requesting a 35.4' Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 50' Minimum Side Yard Setback (East) and where a 14.8' Side Yard Setback (East) is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
- c) Requesting a 15' Front Parking Setback variance from Zoning Code Section 1258.11 (a), which requires a 40' Front Parking Setback and where a 25' Front Parking Setback is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
- d) Requesting a 10' Side Parking Setback (West) variance from Zoning Code Section 1258.11 (a), which requires a 10' Side Parking Setback and where a 0' Side Parking Setback is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
- e) Requesting a 2 Parking Space variance from Zoning Code Section 1270.05 (c) (3), which requires 279 Parking Spaces and where 277 Parking Spaces are proposed in order to construct a Drive Thru 2,400 SF Restaurant; property located at 17200 Royalton Road, PPN 396-14-011, zoned Shopping Center (SC).

The Board noted concerns with the traffic in this area and the desire to having a CPTED officer reviewing this before approval. They also mentioned that the location of the dumpster may be an issue with the traffic flow. It was noted that Planning Commission has been unable to find a better location for the dumpster at this time. They also stated that a barrier should be in place along the sidewalk to keep umbrella from hanging into the parking lot.

4) **CHAD ZIEGLER, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.20 (a), which prohibits the enlargement or alteration of an existing non-conforming dwelling and where the applicant is proposing to add a Deck;
- b) Requesting a 29' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 7' Rear Yard Setback is proposed in order to construct a Deck; property located at 20567 Hemlock Circle, PPN 393-24-041, zoned R1-75.

The Board noted that the fence will need to come down in order to accommodate the deck.

PUBLIC HEARINGS

5) PROTECH/ Robert Powell of Arkinetics, Representative

Requesting a 15' Side Yard Setback variance from Zoning Code Section 1262.07, which requires a 25' Side Yard Setback and where a 10' Side Yard Setback is proposed from the East property line in order to construct a 30,240 SF Addition; property located at 21973 Commerce Parkway, PPN 394-03-005, zoned General Industrial (GI).

The Board had no issues with this variance request.

6) CAMP BOW WOW/Roxanne Janeski, Representative

Requesting a variance from Zoning Code Section 1274.06, which prohibits the enlargement or alteration of an existing non-conforming Dog Boarding and Day Care Business and where the applicant is proposing to add a 3,640 SF Building Addition, Relocate and Expand a Parking Lot, Alter an Entrance Feature and Relocate Dog Kennels at an existing non-conforming Dog Boarding and Day Care Business; property located at 14411 Foltz Parkway, PPN 393-03-009, zoned General Industrial (GI).

The Board had no issues with this variance request.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

May 11, 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 May 11, 2016 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy if you'd call the roll please?

ROLL CALL: ALL 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. 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, this evening we have minutes from our April 27th meeting. If there are no other corrections I will submit them as presented. Our meetings are divided into two portions; first is new applications and then the public hearings. 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) **BETTY JANE LANGE, OWNER/Cary Wescott with Champion Windows, Representative**
 - a) Requesting a variance from Zoning Code Section 1252.20 (a), which prohibits the enlargement or alteration of an existing non-conforming cluster home and where the applicant is proposing to add a 192 SF Sunroom Addition;
 - b) Requesting a 25' Rear Yard Setback variance from Zoning Code Section 1253.11 (b) (3), which requires a 35' Rear Yard Setback and where a 10' Rear Yard Setback is proposed in order to construct a 192 SF Sunroom; property located at 16406 Logan Court, PPN 395-25-001, zoned R1-75.

Mr. Evans – Number one on our agenda tonight is Betty Jane Lange and Cary Wescott with Champion Windows representing. Please come up to the microphone and give us your name and address for the record.

Ms. Lange – My name is Betty Jane Lange. I live at 16406 Logan Court in Huntington Park Estates.

Mr. Wescott – My name is Cary Wescott I live at 909 Canterbury Road in Westlake.

Mr. Evans – OK. Between the two of you, please explain the reason for the variance requests. It has two parts with a setback for a sunroom.

Mr. Wescott – We're requesting a 25' Rear Yard Setback variance from the zoning code which requires a 35' Rear Yard Setback. We're requesting this to build a 192 SF Sunroom.

Mr. Evans – Some of the Board members have already been out to see it. The rest of us will be out before our next meeting. Ms. Lange can you explain why it is you want to put the sunroom on the house?

Ms. Lange – I want to improve the house. Right now it has a patio with a covered roof. I would just really like a sunroom.

Mr. Evans – How long have you been in Strongsville?

Ms. Lange – I moved in right after Thanksgiving.

Mr. Evans – Members of the Board, do you have questions?

Mr. Baldin – I don't really see a problem. There's a lot of room back there. It's a big backyard.

1) **BETTY JANE LANGE, OWNER/Cary Wescott with Champion Windows, Representative, Cont'd**

Mr. Evans – We already have an approval letter from the Homeowners Association so we appreciate that. Is there anything else? No? So, Ms. Lange 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 May 25th. We will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

2) **GARCIA PROSTHETICS/Ted Macosko, Architects, Inc., Representative**

- a) Requesting a 13' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 125' Front Building Setback from the centerline of Pearl Road and where a 112' Front Building Setback from the centerline of Pearl Road is proposed in order to construct a 7,216 SF Addition;
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- c) Requesting a 22 Parking Space variance from Zoning Code Section 1270.05 (c) (1), which requires 52 Parking Spaces and where 30 Parking Spaces are proposed in order to construct a 7,216 SF Addition; property located at 8180 Pearl Road, PPN 395-05-002, zoned General Business (GB).

Mr. Evans – Next on our agenda is Garcia Prosthetics. Please come up to the microphone and give us your name and address for the record.

Mr. Garcia – Emanuel Garcia 1841 Whisper Bluff Trail, Hinckley Ohio.

Mr. Macosko – Ted Macosko, Architect, 24 Glen Oaks Lane, Berea, Ohio 44017.

Mr. Evans – Very good, and thank you gentlemen. Mr. Garcia if you'd like to take the lead and explain to us about your request to add on to the building.

Mr. Garcia – Yes, our business has increased. The work that we do requires additional space. We'd like to expand to continue providing the services that we do. With new technologies we need new equipment, etc. so space is needed to accommodate that.

Mr. Evans – There's a couple of questions I can think of now. Will this cause you to add any employees to the location?

2) **GARCIA PROSTHETICS/Ted Macosko, Architects, Inc., Representative, Cont'd**

Mr. Garcia – We think we'll increase our employment by about 50% which is about 5 more people. We currently have 11.

Mr. Evans – You're not at this point anticipating having any other tenants in the building, correct?

Mr. Garcia – No this is strictly for us and our work.

Mr. Evans – Regarding the variance for the parking, the normal parking requirements are established by the size of the building. You don't feel that it's going to be necessary? In caucus I made the observation that I get to drive by it twice a day and I've never seen more than maybe a half dozen cars or a dozen cars there.

Mr. Garcia – That's about the maximum. We schedule people by appointment. It's not a walk-in service so there's 4-6 patients at a time every hour to two hours.

Mr. Evans – OK. We know that we want to keep you in Strongsville. You've been here with us for quite a while.

Mr. Garcia – Since November of 1982.

Mr. Evans – We appreciate that.

Mr. Garcia – OK.

Mr. Evans – Members of the Board, do you have any questions?

Mr. Baldin – No questions.

Mr. Rusnov – No questions.

Mr. Smeader – No questions.

Mr. Evans – OK. I don't think there is a need to stake anything out. 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. Being in an industrial area I can't imagine there will be, but 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 May 25th. We will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

2) **GARCIA PROSTHETICS/Ted Macosko, Architects, Inc., Representative, Cont'd**

Mr. Garcia – Thank you. This is my son, I forgot to introduce him. He's part of our business.

Mr. Evans – It's good to have him here, thank you.

3) **GREAT ESCAPE OUTLOT BUILDING/Dan Neff with Neff & Associates, Representative**

- a) Requesting an 85' Front Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 200' Front Building Setback from the centerline of Royalton Road and where a 115' Front Building Setback from the centerline of Royalton Road is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
- b) Requesting a 35.4' Side Yard Setback variance from Zoning Code Section 1258.11 (a), which requires a 50' Minimum Side Yard Setback (East) and where a 14.8' Side Yard Setback (East) is proposed in order to construct a 2,400 SF Drive Thru Restaurant;
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Mr. Evans – Item number 3 on our agenda is Great Escape Outlot Building. If your representative wants to come up and put the poster up first. Then we'll ask you to give us your name and address for the record.

Mr. Neff – Yes, good evening. Dan Neff of Neff and Associates. 6405 York Road, Parma Heights, Ohio. We're here representing the owners of the Great Escape shopping center. We're here requesting several variances for the future construction of a freestanding coffee shop. I will note for the record that we had a prior application in front of the Planning Commission, the City and the administration. The location is kind of pinned in there are sanitary and storm easements there. We've also reduced the store and managed to keep the tenant satisfied with going from a 2400 SF to a 2000 SF to be able to fit it in that footprint. As you noted there are a number of variances being requested. Front Setback for the parking, where the parking is today. Overall

3) **GREAT ESCAPE OUTLOT BUILDING/Dan Neff with Neff & Associates,
Representative, Cont'd**

Mr. Neff continues - parking count for the shopping center there's a variance requested for that. Also the Sideyard Setback, there are five variances that we're requesting this evening. Part of this is all in the hopes to get this thing approved so they can move forward with the construction of this. This business relies greatly on drive-thru traffic. I know we talked about traffic. Its configured best, and we feel it handles it very well. There's still 8' of separation between our driveway and the entrance to the shopping center. We thought it was a good location in the sense that all of the traffic has to utilize the drive. They do have access over to Falling Water. Again there's a light at Falling Water as well. As we noted there's also a connection to the Costco and Best Buy shopping center over there to the east. With that, I'll be happy to answer any questions that the Board of Zoning and Appeals have in regard to our request.

Mr. Evans – With the five variances we recognize that this is being added into an existing parking area there. Your observation that it's intended to be a drive-thru situation, coffee shops whether it's Dunkin Donuts or otherwise all rely very heavily on the drive-thru for that. My expectation is that it means there's going to be a fair amount of traffic because in order for them to make money on the coffee they're going to need to move cars through there very quickly. We talked about the driveway of the drive-thru in caucus and the fact that you're going to be going across the back of the building in the opposite direction of traffic. What are you intending for that area between the driveway that's going through the drive-thru and the traffic lane?

Mr. Neff – Right now it would be built to this configuration. There's 9' separation. I should say there's an 8' landscaped area between the two driveways. We can address it with landscaping if the Commission would make that recommendation. Right now, what's in there is grass, but we can add other landscaping to help shield some of that a little bit. We've submitted a landscaping plan to Planning Commission and that's subject to their review and approval. So we can add some additional landscaping in there. I think it would help quite a bit.

Mr. Evans – OK. I think our concern is that you've got traffic going in two different directions there. People in line getting coffee tend to not pay attention to a lot of things. They're usually busy texting while sitting in line or whatever else. People don't often times recognize the difference between the accelerator and the brake. So when you're driving traffic against traffic that could be a dangerous situation. I'm not sure about it, we'll see what Board Members want to talk about regarding that. We're definitely going to ask that our Strongsville Police CPTED Officer take a look at this as well as Engineering. Part of the reason that we're going to do that is because the traffic going in and out of that area because of Panera, because of Triv's, because of Verizon, because of PNC Bank. All of those people migrate through that area. You're proposing that the traffic will exit at the northern end where the dumpster is would really be a driving lane. When you stack that traffic up out there, I think that it's probably going to be a relatively difficult situation. Our requested CPTED Officer is going to be looking at that. From my casual observation knowing some of the mistakes that we've made in the past with granting

3) **GREAT ESCAPE OUTLOT BUILDING/Dan Neff with Neff & Associates,
Representative, Cont'd**

Mr. Evans continues - variances, I would think that allowing only traffic at the southern end of that toward 82 would be the only place to allow traffic out of that area. That would condense it, but at least it takes it away from the driving lanes in the parking lot. I just know how much traffic gets into there and what the situation is right now. When you add a coffee shop, whether it's a national brand or whatever winds up going in there, it's going to add a lot of traffic into that area at a lot of times during the day. It's just not a big area and it was never configured for that. In particular I want to make sure that our CPTED Officer and Engineering take a look at it. I'm not really happy with the location of the dumpster either from the standpoint of trying to recognize that it's going to block the view of traffic exiting there. There are just safety issues. The red lights and sirens are going off in my head. To me it says we're playing failure, and we've done enough of that to be familiar with it on this Board. Are there other questions from the Board?

Mr. Rusnov – We're going to address the total number of accidents that occur in that shopping center and where.

Mr. Evans – I think that's a good idea if we'd ask our CPTED Officer to let us know how many accidents on private property we've had in that general intersection in front of Triv's and the Great Escape because I know that there have been some. I know that we don't normally track that the same way we do on the roadways. I think they may be able to give us an idea of whether it's been a few or a lot. Are there other questions?

Mr. Houlé – Dan, the driveway that exits out to 82 then on the east end, there's a divider there now with grass and that's where you're proposing possibly adding landscaping?

Mr. Neff – It goes up a little bit further than where we're proposing the drive-thru lane. There's less landscaped area there today than we're proposing. It increases by about a foot and a half. It kind of stays the same, there's a little bit of grade variation as well, it's not going to be even grade. The main entrance drive will be slightly higher than our drive, and we can make that up on an 8' landscaped area very easily.

Mr. Houlé – Will that carry then over to the portion going towards the trash dumpster? Where it curves will there be any separation there between the traffic that is going east and west then?

Mr. Neff – Right now we have traffic that goes east and west along the easement, which all the property owners including the original LedgeWood, and this property as well as Costco all have rights back toward that. Right now the condition is a little bit different. We have drive access points all the way through there. We're proposing to close one of them off and knock one of them out of there. It's an area of parking that's kind of an overflow area. We talked about it, Verizon has a bit traffic, and their peaks are different just like this shop will be different than

3) **GREAT ESCAPE OUTLOT BUILDING/Dan Neff with Neff & Associates,
Representative, Cont'd**

Mr. Neff continues - Triv's. Our peaks will be more like Panera. Mornings are the heaviest time of day. They do have peak traffic hours. Again, we're proposing to close one of our drives. Our tenant that is looking to go here is looking forward to the other drive. I know there's been discussion about closing that one off, and trying to bring all the traffic up and around. I'm not sure, I can discuss this with them, but they may opt not to do that. In that case they may just withdraw their application. I don't know that though until I talk with them further.

Mr. Houlé – I'm still not clear if there's going to be curb and a buffer there?

Mr. Neff – This is all curb all the way around here the increased landscaped area. I don't know that it was submitted with Planning Commission, but just for you to see this is the landscape plan for this property. You'll see that there is actually increased area as far as landscaping when we're done with it.

Mr. Evans – One of my concerns Mr. Neff is that Great Escape has gone into that slot, and of course that was involved in a bankruptcy that dragged on for years and years. There was at one point a lot of hope from a lot of Strongsville residents that it would become a Whole Foods or Trader Joes or something like that. In which case we wouldn't be having this discussion because that parking lot wouldn't be useable because that would all be cars going to that spot. If Great Escape would ever not be there then if it were to become a place like a Trader Joes or Whole Foods, then we'd be really compromising the situation and the safety there. That is part of what we have to look at, there are long term concerns as well as the short term.

Mr. Neff – We understand.

Mr. Baldin – Is there a patio on the north of this property? Where's the patio going to be located?

Mr. Neff – I'm going to walk over to the Board and show you if I can. This area right here. It's on the west side of the building there's a small area in here. On our proposal we show it to be ornamental fence so that it separates the patio and patronage from any traffic that goes through there. If safety requires maybe some decorative bollards in addition to that, those are things that we can consider. I don't think those would be a problem.

Mr. Evans – As long as we have our CPTED Officer looking at this we can add bollards onto that to the open seating area to the patio that's outside as to whether or not those should be incorporated into it. We'll get the expert opinion.

Mr. Houlé – Just one patio though, not one on the north side?

3) **GREAT ESCAPE OUTLOT BUILDING/Dan Neff with Neff & Associates,
Representative, Cont'd**

Mr. Neff – One, correct.

Mr. Evans – OK. That's on the south side.

Mr. Kolick – The Planning Commission will require 6' on center bollards unless this decorative fence has such posts that it would keep a vehicle from going through it. So you might as well know that right now.

Mr. Neff – That's no problem.

Mr. Kolick – They do that as a matter of course.

Mr. Neff – We've done that at other facilities for them.

Mr. Baldin – You don't show any landscaping at the end where the patio is.

Mr. Neff – We do, our theme has a lot of native grasses, ornamental grasses in those areas because it's a smaller area. We also have some decorative crab apple trees in here. We have different grasses and flowering daylilies and things that are smaller. We're proposing a variety of landscaping. That's all subject to final review and approval of the Commission.

Mr. Baldin – Very good, thank you.

Mr. Neff – They've already asked us to try and consider putting more along 82, which we've talked to our client about. This hasn't been modified since then, and they don't have an issue with that as well.

Mr. Kolick – This is unrelated to this Commission, but I'm bringing it to your attention. Will all that sanitary be going down to that same pumping station?

Mr. Neff – That is correct.

Mr. Kolick – I remember years ago when Country Kitchen was changing into Panera there were some problems with capacity there. Please look into that issue before you get too far down the line.

Mr. Neff – Just for the record, I did. I was the Engineer that reviewed all that. We actually had testing and float tests downstream to verify. We did all that work. I supplied that to your Engineering Department a few years ago. We conduct that often. We can provide that again.

3) **GREAT ESCAPE OUTLOT BUILDING/Dan Neff with Neff & Associates,
Representative, Cont'd**

Mr. Kolick – I think you need to because there was an issue back then and I don't want you to get way down the line to find out it's a bigger issue than you thought.

Mr. Neff – If you remember, and you've got a good memory Dan, a lot of that was hinged also on the fact that there was the auto facilities next door and there were agreements. It was part of the agreements to try and sewer that as well. It was part of that whole negotiation and we did that study and did all that work back then.

Mr. Kolick – Get it over to the Engineering Department.

Mr. Neff – No problem.

Mr. Kolick – Thank you.

Mr. Evans – OK. Is there anything else? May 25th is the public hearing and the same thing where people will be notified within 500' of that request going in. We'll see you back then.

Mr. Neff – Thank you very much.

Mr. Evans – Thank you Dan.

4) **CHAD ZIEGLER, OWNER**

- a) Requesting a variance from Zoning Code Section 1252.20 (a), which prohibits the enlargement or alteration of an existing non-conforming dwelling and where the applicant is proposing to add a Deck;
- b) Requesting a 29' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 7' Rear Yard Setback is proposed in order to construct a Deck; property located at 20567 Hemlock Circle, PPN 393-24-041, zoned R1-75.

Mr. Evans – Alright item number four on our new applications is Chad Ziegler, owner. Please come up to the microphone and give us your name and address for the record.

Mr. Ziegler – Hi, my name is Chad Ziegler. My address is 20567 Hemlock Circle.

Mr. Evans – You are asking for a variance for a deck. Some of our members have been out to look at it already. Explain to us why you're replacing what you already have, and tell us about the need.

4) CHAD ZIEGLER, OWNER, Cont'd

Mr. Ziegler – I purchased the house about a year and six months ago. It was foreclosed and pretty badly beaten up. I've finally finished up the inside and everything and I'm planning to move onto the backside. I have an old 10' by 12' aluminum deck. I think its original from when they built the house in 1976. I want to tear that down and put up a nice deck with a gazebo or something like that. It's just too close to the back of the property that I'm living next to now.

Mr. Evans – Are there questions from the Board Members?

Mr. Baldin – My only question is what is behind your property? I haven't been out there yet.

Mr. Ziegler – A house. I have 7' privacy fences and then there's another house behind me.

Mr. Baldin – There's no green space in between you guys or anything?

Mr. Ziegler – No.

Mr. Baldin – 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 May 25th. 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. Houlé – Will there be stakes out there?

Mr. Evans – If it's going to be much bigger than you need to put stakes at the four corners.

Mr. Ziegler – It'll be staked out. I had it staked out, but the dog ripped it out. So I got metal rebar and we're going to do it with that.

Mr. Evans – Alright very good. Thank you.

PUBLIC HEARINGS

5) PROTECH/ Robert Powell of Arkinetics, Representative

Requesting a 15' Side Yard Setback variance from Zoning Code Section 1262.07, which requires a 25' Side Yard Setback and where a 10' Side Yard Setback is proposed from the East property line in order to construct a 30,240 SF Addition; property located at 21973 Commerce Parkway, PPN 394-03-005, zoned General Industrial (GI).

Mr. Evans – Number five on our agenda is Protech. Please have your representatives come up to the microphone and give us your name and address for the record.

Mr. Powell – My name is Robert Powell of Arkinetics. I live at 22274 Jonathan Drive in Strongsville.

Mr. Todia – I'm Mike Todia and I live at 11293 Abby Road North Royalton.

Mr. Powell – Michael is the Plant Manager for Protech.

Mr. Evans – OK, and you guys are looking at putting on an addition. We've all been out to look at it, it's in an industrial area. This is for an additional use of the building. It's a situation where we welcome the construction because you're adding and putting jobs in. Is there anything you need to tell us? It's just for Protech's use. You're not planning to subdivide the space or anything so we've already established all that. Are there any questions?

Mr. Baldin – No questions.

Mr. Rusnov – No questions.

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

Ms. Zamrzla – I have a question. Something was submitted to the Building Department to construct a demising wall to split that space for another tenant?

Mr. Powell – The existing tenant.

Mr. Todia – There's an existing tenant right now. So what we're planning to do and it was part of a lease agreement. They are TRC. We're actually moving them out of the eastern side of building where they are currently at, and we're going to relocate them into the western portion of the building so we can add on to the east.

Mr. Evans – OK. Very good. Alright.

6) CAMP BOW WOW/Roxanne Janeski, Representative, Cont'd

Mr. Evans – I think that’s adequate. Are there any questions?

Mr. Rusnov – No.

Mr. Baldin – No questions.

Mr. Evans – This is a public hearing. I’ll ask if there is anyone here this evening who would like to speak for the granting of this variance. 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.

Mr. Rusnov – I would like to make a motion that we approve a request for a variance from Zoning Code Section 1274.06, which prohibits the enlargement or alteration of an existing non-conforming Dog Boarding and Day Care Business and where the applicant is proposing to add a 3,640 SF Building Addition, Relocate and Expand a Parking Lot, Alter an Entrance Feature and Relocate Dog Kennels at an existing non-conforming Dog Boarding and Day Care Business; property located at 14411 Foltz Parkway, PPN 393-03-009, zoned General Industrial (GI).

Mr. Smeader – Second.

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

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – The variances have been granted again pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed. We wish you well with expanding the business in Strongsville.

Mr. Kolick – Same thing for this applicant, you can get before the ARB and then ultimately before Planning Commission.

Mr. Evans - Is there anything else to come before the Board this evening?

Mr. Baldin – I would like to see if we can still have Mr. Neff and the Great Escape the parking lot corners where everything they’re taking up as far as the parking they will utilize the building, etc. Is that possible to still have that done, Dan?

Mr. Kolick – Kathy get a hold of them for that. You want them to mark the corners of the building?

Mr. Baldin – I want them to mark the total piece of property that they’re going to utilize.

Mr. Kolick – I don’t know if we’re going to have them put up a silhouette.

6) **CAMP BOW WOW/Roxanne Janeski, Representative, Cont'd**

Mr. Baldin – They can paint an X on each corner.

Mr. Rusnov – Do you want chalk or paint?

Mr. Baldin – I want it to be permanent, it might rain, it might snow, and it might be gone.

Mr. Evans – We'll let Kathy communicate that and we'll see what Mr. Neff can figure out. Then this meeting stands adjourned.

Signature on File

Mr. Evans, Chairman

Signature on File

Kathryn A. Zamrzla, Sec'y

May 25, 2016

Approval Date