

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &  
BUILDING CODE APPEALS**  
**Meeting of**  
**September 21, 2016**  
**7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, Tom Smeader  
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) **HARDIP SINGH, OWNER/Jim Randall with NEO Fence, Representative**

Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 28' Rear Yard Setback is proposed in order to construct a 465 SF Deck; property located at 16873 Rabbit Run Drive, PPN 397-10-076, zoned R1-75.

Mike reminded the Board that the applicant received a variance for their sunroom and that the applicant indicated on his drawings that he needs a 26' setback but it's really 28'. The Board discussed that this property backs up to Deer Path.

2) **ALBION WEBSTER DEVELOPMENT CO, LLC /Michelle Sorenson, Representative**

Requesting a 19' Rear Yard Setback variance from Zoning Code Section 1253.11 (b) (3), which requires a 50' Rear Yard Setback and where a 31' Rear Yard Setback is proposed in order to construct a Single Family Dwelling; property located at 14121 Glenbrook Drive Sublot 43, PPN 398-19-115, zoned R1-75.

The Board discussed that the lots adjacent to this lot will be spec homes; therefore, no future owner can be identified.

3) **DIANE WOLF- HERZING AND KEITH HERZING, OWNERS**

Requesting a 17' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 35' Rear Yard Setback and where a 18' Rear Yard Setback is proposed in order to construct an 243 SF Addition; property located at 17101 Ridge Point Circle, PPN 396-06-011, zoned PDA-2.

The Board discussed that the property backs up to Woodleaf and that the homeowner's association already approved the variance.

**4) BRYAN AND JENNIFER COWAN, OWNERS**

- a) Requesting a 39' Side Yard Setback variance from Zoning Code Section 1252.03 (e), which requires a 50' Side Yard Setback and where an 11' Side Yard Setback is proposed in order to construct a Chicken Coop;
- b) Requesting a 43' Setback variance from Zoning Code Section 1252.03 (e), which requires a 50' Setback from all adjoining residential lot lines or any residence and where a 7' Setback from the nearest dwelling is proposed in order to construct a Chicken Coop; property located at 19293 Lunn Road, PPN 393-27-003, zoned R1-75.

The Board discussed that Mr. Miller added the second variance after further review and that the owner is asking to place the chicken coop on the stamped patio. The Board asked Ms. Zamrzla to contact the Fire Department and the Cuyahoga County Board of Health for their opinion on the placement of the chicken coop.

**5) WESLEY AND SHARON CRABIEL, OWNERS/Bruce Stone with Yard Smart, Inc., Representative**

Requesting a 7' variance from Zoning Code Section 1252.16 (e), which requires an Unenclosed Patio maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 208 SF Unenclosed Patio 7' into the side yard; property located at 14626 Windsor Castle Lane, PPN 393-20-085, zoned R1-75.

The Board stated that the property has exceptional landscape, a sloping topography and that the project is already staked out.

**PUBLIC HEARINGS**

**6) BRENT AND EVA TEAGUE, OWNERS/Brothers Grimm Landscape, Rep.**

Requesting a 4' variance from Zoning Code Section 1252.16 (e), which requires an Unenclosed Patio maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 350 SF Unenclosed Patio with a partial Pergola 4' into the side yard; property located at 18395 Clare Court, PPN 394-31-009, zoned R1-75.

All of the Board members stated that they see no problem with this request but they will make a determination after the public hearing.

7) **JEFFREY MIHU, OWNER/Eli Miller Construction, Representative**

- a) Requesting a 1,392 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 2,392 SF Floor Area is proposed in order to construct a Garage Addition;
- b) Requesting a 22' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 50' Front Yard Setback and where a 28' Front Yard Setback is proposed in order to construct a Garage Addition; property located at 10306 Pamela Drive, PPN 391-27-020, zoned R1-75.

Mr. Evans stated that the building is too big for the space in the front yard especially since it's a small cul-de-sac. He said that maybe a one bay garage would be better. The Board stated that letters from nearby opposing residents were received at the Building Department. Mr. Evans stated that he will ask the applicant if there is a plan b he would like to submit or does the applicant want the Board to act on the request.

8) **RANDOLPH AND LAURA JONES, OWNERS**

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where one (1) additional 192 SF Accessory Structure is proposed; property located at 16561 Glendale Avenue, PPN 397-15-024, zoned R1-75.

Mr. Evans stated that the applicant is asking for a small amount for the additional structure and the applicant is not operating a business from either structure. Mr. Rusnov stated that the additional structure has an undersized door.

9) **DIMITRI KONTOVEROS, OWNER**

Requesting an 18' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 32' Rear Yard Setback is proposed in order to construct a 180 SF Four-Season Sunroom; property located at 17477 Deer Ridge Circle, PPN 397-27-045, zoned R1-75.

The Board stated that the land behind the property does not have a dwelling and that the applicant has several projects going on. They also stated that the building would tie in to the current dwelling well.

The Board determined that the minutes presented are correct.

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

**MINUTES OF MEETING**

**September 21, 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

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

Mr. Evans – Good evening ladies and gentlemen. I would like to call this September 21, 2016 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy if you would call the roll please?

ROLL CALL: ALL PRESENT EXCEPT FOR MR. HOULE

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

Mr. Smeader – Second.

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

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – We have an amended agenda this evening and it requires a motion.

Mr. Baldin – I'd like to make a motion to approve the amended agenda we received this evening.

Mr. Smeader – Second.

Mr. Evans – Thank you. We need another roll call please.

ROLL CALL: ALL AYES

Mr. Evans – Thank you. I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. Thank you, this evening we

have minutes from our September 7<sup>th</sup>, 2016 meeting. There were no changes or alterations made during caucus tonight, so if there are no further 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. Anyone in our audience this evening that wishes to speak whether it is to present to the Board or to speak at a public hearing, I ask that you stand now and be sworn in by our Assistant Law Director, along with our Recording Secretary, and our Representative from the Building Department.

Mr. Kolick then stated the oath to those standing.

## **NEW APPLICATIONS**

### **1) HARDIP SINGH, OWNER/Jim Randall with NEO Fence, Representative**

Requesting an 8' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 28' Rear Yard Setback is proposed in order to construct a 465 SF Deck; property located at 16873 Rabbit Run Drive, PPN 397-10-076, zoned R1-75.

Mr. Evans – First on the agenda this evening is Hardip Singh with Jim Randall with NEO Fence representing. Please come up to the microphone and give us your name and address for the record.

Mr. Porter – My name is Hank Porter. My address is 14855 Broadway Ave, Maple Heights, Ohio.

Mr. Evans – Mr. Porter you are representing NEO Fence?

Mr. Porter – Yes sir.

Mr. Evans – OK, so can you tell us about your request for the variance, why they need it, and what the planning entails?

Mr. Porter – Yes, they had a sunroom built and they had to go for a variance for that so it pushed their deck out a little further and more into where the variance is on the rear setback than they were planning on. So it needs to be this large in order to leave enough space for everyone to sit and enjoy themselves comfortably around a table.

Mr. Evans – We discussed in caucus about a variance that was approved for the sunroom so this is a deck that would be added onto the sunroom. They are doing things the right way which we appreciate.

Mr. Porter – Correct.

1) **HARDIP SINGH, OWNER/Jim Randall with NEO Fence, Representative, Cont'd**

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

Mr. Baldin – I have no questions.

Mr. Smeader – No.

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 October 5th. 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. Porter – Thank you. Is that at the same time?

Mr. Evans – Same time same place.

Mr. Porter – Alright, thank you very much. You guys have a good night.

2) **ALBION WEBSTER DEVELOPMENT CO, LLC /Michelle Sorenson, Representative**

Requesting a 19' Rear Yard Setback variance from Zoning Code Section 1253.11 (b) (3), which requires a 50' Rear Yard Setback and where a 31' Rear Yard Setback is proposed in order to construct a Single Family Dwelling; property located at 14121 Glenbrook Drive subplot 43, PPN 398-19-115, zoned R1-75.

Mr. Evans – Item number two on our agenda tonight is Albion Webster Development Co. Please come up to the microphone and give us your name and address for the record.

Mr. Goldberg – Thank you Mr. Evans, I'm Scott Goldberg 5866 Broadview Road, Cleveland, Ohio 44134, on behalf of Albion Webster Development Co. My sister Michelle Sorenson is here as well on behalf of Kensington Homes. Her address is 3118 Emery Road, Orange Village, Ohio 44022.

Mr. Evans – Thank you. Tell us a little about the request and what lead you to come before us tonight?

2) **ALBION WEBSTER DEVELOPMENT CO, LLC /Michelle Sorenson,  
Representative, Cont'd**

Mr. Goldberg – We're a cluster subdivision, Pine Lakes Village, and we're seeking on Sublot 43 a variance from the requirement that 50' be maintained between the rear of the home to the property line. So Sublot 43 is currently vacant. The two lots most directly impacted by a variance by subplot 43 which are sublots 25 and 26 are currently vacant. They have applications for building permits pending. They are not sold. They are going to be spec houses. So the only individuals to be impacted at this point are the owner and the builder. All three lots are currently staked out even though 43 is the only one in need of a variance. Just to give you a little background, subplot 43 was part of a subdivision which was developed 10 years ago. The other two lots directly behind it were developed in 2005 a year earlier. Those are the last three lots to be built on in that area. There are five other lots to be built on, so it's not enough to be developed but to be built on to complete the subdivision. They have no homes directly behind them though. This is the first variance that we have sought for all 55 lots. It's the only one that's necessary in order to build the same kind of house that's been built on all the other lots. That's all we're aiming for.

Mr. Evans – I think we discussed in caucus Mr. Kolick if I'm right that the zoning code has changed in that time.

Mr. Kolick – There have been some change to the setbacks.

Mr. Evans – Alright, are there questions from members?

Mr. Baldin – I have no questions, but I want to mention that we have a letter from the Homeowners Association that says they have no objections.

Mr. Evans – So again, 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 October 5<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. Goldberg – Thank you very much.

Mr. Evans – Yes. See you then.

Mr. Goldberg – We look forward to it. Thank you.

3) **DIANE WOLF- HERZING AND KEITH HERZING, OWNERS**

Requesting a 17' Rear Yard Setback variance from Zoning Code Section 1252.05, which requires a 35' Rear Yard Setback and where a 18' Rear Yard Setback is proposed in order to construct a 243 SF Addition; property located at 17101 Ridge Point Circle, PPN 396-06-011, zoned PDA-2.

Mr. Evans – Number three on our agenda this evening is Diane Wolf-Herzing and Keith Herzing. Please come up to the microphone and give us your name and address for the record.

Mr. Herzing – Keith Herzing 17101 Ridge Point Circle, Strongsville, Ohio.

Mr. Evans – Keith tell us what you are looking to do.

Mr. Herzing – We would like to put in a bedroom addition on the house. We would like to take the existing master suite and convert that to a bathroom and closet and then add a bedroom onto the house. We're seeking the variance because the existing structure is only 18' away from the property line. We're not going to encroach any more than that with the addition, we sort of nipped the corner off of it so it paralleled the property line.

Mr. Evans – OK. We do have a letter from Ledgewood, so we appreciate having that already. Mr. Smeader, have you been out there already? Do we need to have this one marked at all?

Mr. Smeader – I don't think so. It's pretty obvious.

Mr. Evans - Normally we'll ask for people to stake out the corners, but it's not needed. Like the other folks, 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 October 5<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. Herzing – Very good. Thank you.

Mr. Evans – Ok, thank you.



4) **BRYAN AND JENNIFER COWAN, OWNERS**

- a) Requesting a 39' Side Yard Setback variance from Zoning Code Section 1252.03 (e), which requires a 50' Side Yard Setback and where an 11' Side Yard Setback is proposed in order to construct a Chicken Coop;
- b) Requesting a 43' Setback variance from Zoning Code Section 1252.03 (e), which requires a 50' Setback from all adjoining residential lot lines or any residence and where a 7' Setback from the nearest dwelling is proposed in order to construct a Chicken Coop; property located at 19293 Lunn Road, PPN 393-27-003, zoned R1-75.

Mr. Evans – Item number four on our agenda is Bryan and Jennifer Cowan. If you'll give us your name and address for the record please.

Mr. Cowan – Brian Cowan 18293 Lunn Road, Strongsville.

Mr. Evans – Excellent, alright, Mr. Cowan. You are here tonight for two variances which you may not have known about until tonight that there was a second variance required. In caucus we talked about the fact that we will ask the fire department to take a look at this because it involves a variance wherein you're proposing a building being closer to the residence than is normally permitted. It's for fire code reasons that we normally have that space in there. We'll have them take a look at that and also have our Secretary to notify the County Health Department because they get involved in these types of issues. Even though Strongsville was at one time a farming community we're not necessarily a farming community much anymore and particularly in our residential areas. So that is something that is a little different. Are there comments or questions from the Board?

Mr. Baldin – Sir, you have a very large lot right? It's very deep?

Mr. Cowan – Correct.

Mr. Baldin – There's a building in the back? I haven't been out to your property yet, I'm just looking at prints here. There's an existing building in the back right now or something?

Mr. Cowan – There's no existing building. There's a covered bridge that connects two sections of yard.

Mr. Baldin – Thank you. I must be looking at old prints or something.

Mr. Cowan – Yes.

4) **BRYAN AND JENNIFER COWAN, OWNERS, Cont'd**

Mr. Evans – Mr. Cowan, just for the record so we can begin establishing things, I believe in the information you gave us you talked about eventually moving to 16 chickens. That was your ultimate goal? You wanted to start out with a few and building up, is that right?

Mr. Cowan – I want to start with 4. The coop that we'd like to build can house safely up to 16 chickens. It doesn't necessarily mean that we'll ever have 16 chickens, but the coop is designed for that.

Mr. Evans – OK. Have you had experiences with chickens before or is this a new adventure?

Mr. Cowan – My grandfather used to raise chicken, sheep, goats. We've been to Spring Mist Farms many times this year in Brunswick. My three year old daughter just loves feeding the chickens so it would be an experience for her as well.

Mr. Evans – I think in the information, you mentioned that you were not going to have roosters.

Mr. Cowan – No. I'm not looking to procreate.

Mr. Evans – OK. For our purposes, one of the things because we had a variance request that was similar in nature for a chicken coop before we can't differentiate between whether someone's business is laying eggs or if its procreating chickens so unfortunately it all gets lumped together. In this case, the same thing will apply. 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 October 5<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. Cowan – OK.

Mr. Evans – Is there anything else? OK, October 5<sup>th</sup> is your public hearing we'll see you back then.

Mr. Cowan – Alright, thank you very much.

5) **WESLEY AND SHARON CRABIEL, OWNERS/Bruce Stone with Yard Smart, Inc., Representative**

Requesting a 7' variance from Zoning Code Section 1252.16 (e), which requires an Unenclosed Patio maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 208 SF Unenclosed Patio 7' into the side yard; property located at 14626 Windsor Castle Lane, PPN 393-20-085, zoned R1-75.

Mr. Evans – Alright, item number five on our agenda this evening is Wesley and Sharon Crabiel with Bruce Stone with Yard Smart, Inc. representing. Please come up to the microphone and give us your name and address for the record.

Mr. Stone – Bruce Stone from Yard Smart landscaping. My address is 14578 Windsor Castle Lane in Strongsville.

Mr. Evans – So give us a quick rundown about what the request is and why it's necessary.

Mr. Stone – The area that we're looking at doing is right off of a wood set of stairs that goes from his deck down to the walk-out basement. This area has a lot of elevation changes down to the walk-out basement like many homes have. This area used to have a water feature and it's been torn out. He's been in the process of trying to put this patio in himself and it hasn't gone very far. The space that we designed, since he's just looking for a small seating area right off of the walk-out basement. It's right off the steps. He's got a grill there right now in that area. About 7' out is the most economical way to do it because if we have to go 8' then we're going to be up into a larger hill area. We'd have to put in a retaining wall, and obviously that would raise the cost of the project substantially.

Mr. Evans – OK. So again, all of the members of the Board will be out to visit the property to take a look at it. Are there any questions?

Mr. Smeader – Are there any concerns about standing water if there's an impervious surface there?

Mr. Stone – Everything is going to drain toward his backyard. He's actually got a pipe and stuff that drains into the back corner and we're just going to follow that same area. We'll clean it all up and grass and seed that area too.

Mr. Smeader – That's the only section in the entire backyard that is not redone?

Mr. Stone – Correct. There's existing stone and there's an in-ground pool there also.

Mr. Smeader – Thank you.

Mr. Evans – Anyone else?

5) **WESLEY AND SHARON CRABIEL, OWNERS/Bruce Stone with Yard Smart, Inc., Representative, Cont'd**

Mr. Baldin – No questions.

Mr. Evans – OK. So then again, 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 October 5<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. Stone – Great. Thanks a lot.

**PUBLIC HEARINGS**

6) **BRENT AND EVA TEAGUE, OWNERS/Brothers Grimm Landscape, Rep.**

Requesting a 4' variance from Zoning Code Section 1252.16 (e), which requires an Unenclosed Patio maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 350 SF Unenclosed Patio with a partial Pergola 4' into the side yard; property located at 18395 Clare Court, PPN 394-31-009, zoned R1-75.

Mr. Evans – We now move to public hearings. Item number six on our agenda is Brent and Eva Teague. Please come up to the microphone and give us your name and address for the record. This is Brothers Grimm Landscaping if I remember right.

Mr. Grimm – I'm Jacob Grimm with Brother's Grimm Landscape and Design. 2413 South Arlington Road, Akron 44319.

Mr. Evans – OK. So give us a quick run-down. I know you have your story board here, and we talked about this at the last meeting. If you will though just take us though a quick description of what you're requesting tonight.

Mr. Grimm – Absolutely, the Teague's are looking to improve their outdoor space by creating this outdoor living area. The intention is that they will be able to spend time with their family and friends. Given the nature of the property, the size of the house, and the architecture of the house we're looking to create a space that is going to add and extend the feel of the home. Based on all the constraints of the existing home and the existing lot lines, in order to get comfortable space for the table and chairs to have adequate room to move we need a 4' variance.



7) **JEFFREY MIHU, OWNER/Eli Miller Construction, Representative**

- a) Requesting a 1,392 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 2,392 SF Floor Area is proposed in order to construct a Garage Addition;
- b) Requesting a 22' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 50' Front Yard Setback and where a 28' Front Yard Setback is proposed in order to construct a Garage Addition; property located at 10306 Pamela Drive, PPN 391-27-020, zoned R1-75.

Mr. Evans – Alright, that takes us then to number 7 which is Jeffery Mihu with Eli Miller Construction representing. Please come up to the microphone and give us your name and address for the record.

Mr. Mihu – Jeff Mihu and the address is 10306 Pamela Drive, Strongsville.

Mr. Evans – Thank you. Please give us a quick rundown of why you are here tonight. I do want to preface this by saying that in the agenda tonight we have added a second variance because there are now two. That's because of the Setback and Mr. Miller was out there today and double checked all that. So we do have two variances that are required. Take us through it please.

Mr. Mihu – What I'm trying to do is make an addition on the existing garage. I want to tie it into it. Basically I'm building the garages because I have a full-sized pickup truck that doesn't fit into the current garage. I also have some collector cars and a few motorcycles that I'd like to have in the garage. I also do some woodworking and other tinkering that requires some space.

Mr. Evans – Alright, you heard us talking in caucus and I led the discussion. In my estimation, as one of the Board members, the size of the addition is a real concern for me. As I drive down a residential street I don't usually look for seeing a really big building out in the front yard that would look like it was out in front of the house. We also had communication from the local Councilman who said that a number of people had talked with him about it. We also had two letters we received, one was signed by six residents, one that was signed by one, and all of them expressed the same concern about the size of the structure.

Mr. Mihu – OK.

Mr. Evans – It's a residential area, and we understand that you have collector's cars and while I think the property could accommodate a big building like that, the problem is that it just wouldn't fit. Again that is in my estimation.

Mr. Mihu – Alright.

7) **JEFFREY MIHU, OWNER/Eli Miller Construction, Representative. Cont'd**

Mr. Evans – Other Board members, you may want to express your thoughts.

Mr. Baldin – Sir, I have been out there and you have a nice house with a three car garage right now. It's a pretty good size lot, but I think by asking for the size of what you want is just extraordinary. I think it's more than what's necessary. You have some collector's cars and motorcycles and a big truck and so forth. There's a lot of trees there that you'd have to remove if we gave you this request?

Mr. Mihi – Right, I'm only taking out what trees that would be in the area. I'm not trying to eliminate all the trees. I would like to express that the way we designed or are trying to design this thing is so it fits in to the neighborhood. One of the things is that I put an angled door on the front. That way when you come down the street, you're not plastered with straight doors. It gives it an architectural look. Then that would be the entrance door into the garage. Basically the front is going to be the windows and stone and everything will carry out the front of the garage like the house. So it's not just six garage doors in a line or something. I'm trying to make it so it looks nice and matches the house.

Mr. Baldin – I'm trying to look at my notes here. Exactly what is the width of that? 36'?

Mr. Mihi – Yes.

Mr. Baldin – What could you live with if we asked you to come up with a Plan B?

Mr. Mihi – Well, I could try to make it smaller, but the way I was trying to do the front end of it in order for me to put the door on that angle. What I'm trying to achieve is not having to put in another drive to another door. Again, by putting that door on an angle it's going to be kind of a wraparound of garage doors, and I think it'll give it more of a character look to the house. The peak on the front will be protruding out and then I was going to take the window that is in the existing garage and put it back out there in the front. That would carry out to the rest of the home because it's the same type of windows on the house. Now on the side, we were talking about putting a few windows on the side. So if it was living space, really the people around the cul-de-sac are going to be looking at house windows, but they'll be in the garage. That's why I'm trying to get this so everyone is going to be happy.

Mr. Evans – The only thing I could compare it to is on Hunting Meadows Drive we have a situation where the individual combined two houses. For lack of a better term, in combining them it made it an absolutely huge area. Within that area it just doesn't fit and look good. As I looked at Pamela on the cul-de-sac because the houses are a little bit closer together in the way they fit in, and I was trying to imagine what that was going to look like and I think the size of it is too much. Even it looks like a house, it's just going to be huge and we didn't have the advantage of having elevations. I know you described windows and making it look residential. But to me, sitting that close to the

7) **JEFFREY MIHU, OWNER/Eli Miller Construction, Representative. Cont'd**

**Mr. Evans continues** - street, you're going to drive down the street and that's going to be the only thing you see. What Mr. Baldin was saying was that while it may be less architecturally pleasing to add a fourth bay onto that to accommodate the truck, I'm wondering if that's a possibility.

Mr. Mihi – I originally thought I'd go that route, but again you're going to come down the street and that's all you're going to see is garage doors.

Mr. Evans – You'd see four garage doors.

Mr. Mihi – That's not going to look right either. That's why I decided to try and make it the way I have it planned now so it all flows into the house. To make it look nice and of course I was going to do the stone on it and it'll be Cedar siding all the way around. The cost of this to do this for me is probably twice the price than it is for someone else. That's because I'm trying to keep it with the character of the house.

Mr. Evans – Where are the cars currently that you have?

Mr. Mihi – I have them in storage. I have one that is in that house there. I have another storage building that I'm trying to get out of. I have motorcycles in that garage as well, but I put them down in the basement sometimes just to get them out of the way. I don't like doing that.

Mr. Baldin – The other thing I'm looking at on your drawings here is that the addition is so large, it's even outside the basic house line. It just blows my mind. Because of the way the lot is situated, I can understand that, but still that's very large. I'll ask you one more time, what could you live with?

Mr. Mihi – Well, I want to get as much as I can get, the most. With that in mind, the only way I could reduce the size of it is put a straight front on it. Then I'd have to have my driveway come up and then go off to that side to the garage. The way I have it designed, I was going to have very minimal cement added to it to get into that one door that'll be on an angle. By doing that I think it's going to bring it close to the setbacks which is one of the issues.

Mr. Baldin – OK. Thank you.

Mr. Evans – Well, there are several options. Do you have any brainstorms gentlemen?

Mr. Rusnov – The footprint of the existing garage and the proposed garage is a lot larger than the footprint of the house.

Mr. Evans – Yes.



7) **JEFFREY MIHU, OWNER/Eli Miller Construction, Representative. Cont'd**

Mr. Rusnov – The location of that in the front yard is the major issue.

Mr. Mihi – Like I said, what I'm trying to get across, and I think all understand what I'm trying to say that with a flat front of garage doors no one will want to drive down and see that.

Mr. Rusnov – We're also getting the letters that are dead-bang against this. Honestly I can't come up with a suggestion here.

Mr. Mihi – I think it's not going to look right to do that. That's what I think. That why I was trying to bring the – I don't know the technical term – but the front of the garage was going to come out and have the window, which is what is in the existing house and that was going to be plastered there and then the angle of the garage would take away a little bit from seeing the garage doors and it was going to be more like a wraparound. It'll be a little harder to pull the truck in, I'll have to go in and backup and pull forward then you pull in to that door if it's there.

Mr. Baldin – How long have you lived in that neighborhood?

Mr. Mihi – I've lived in Strongsville all my life, 60 years. We lived on Albion Road with a horse farm over there with my parents. Then I built that house in 1990 and I've lived there ever since.

Mr. Evans – If you were asking for this garage as an outbuilding behind the house or something like that we'd still be looking at it and saying that this thing is huge. In a residential setting it's just the size more than anything else.

Mr. Mihi – The issue that I have with that lot is that we have those sewer lines that run down between the two houses. Then when it gets to a certain point in the back it crosses over. So it's like boxing me in from building anything on there. How do you get to it then at that point? I'd have to put in a cement driveway in and of course if I go down into the lower section back there you have the creek which is coming up. So I have the space, I just don't know how to do this. I thought for sure what I was trying to do could finagle it in there.

Mr. Baldin – Sure.

Mr. Mihi – I just don't know.

Mr. Evans – Alright.

Mr. Mihi – I could try and cut the corner to make it smaller, but it's all going to come down to how it looks on the house.

Mr. Rusnov – And in the front yard.

7) **JEFFREY MIHU, OWNER/Eli Miller Construction, Representative. Cont'd**

Mr. Mihi – We still have a lot of trees there so that'll act as a barrier. I'm trying to cover it up as much as I can and get it in there so it fits with the house. I think to try and get into the garage it comes back to having all straight doors across the front and I think that will look terrible then.

Mr. Evans – There's a couple of courses we could take. First of all this is a public hearing and I want to do the public hearing portion of this tonight so we get that taken care of. Let me ask if there is anyone in the audience who wishes to speak for the granting of this variance? Is there anyone in the audience who wishes to speak against the granting of the variance? Hearing none and seeing none, I will then declare the public hearing closed. Now the fact that we have letters from the neighbors that are objecting to the size of it, and as a Board I'm not sure how we would all vote. I can tell you as an individual that my propensity is that it's too big as presented. If we turn you down, at that point if you were to have a substantially different request for a variance it would have to wait six months to come before us. If you have an alternative to present as Mr. Baldin suggested, then it might be adding just one more bay which would make it a four car front. Maybe there is something that can be done with that aesthetically. That would be a much smaller addition and it wouldn't take up that entire front area. It might not require either as much or any variance at all for the Setback. That would put us in a better position to work out a compromise that would accommodate getting your truck into the garage. It may not get the vehicles that you have off-site into the garage, but it might get us a happy medium between that. So the option would be that we could vote on the variance as you requested and we could do that tonight. Or you could ask to table it, which would put us in suspended animation so to speak. Then you could talk to the Building Department and you could think about what options there might be, and then perhaps come back with a Plan B that would be smaller. We're not going to go back to a public hearing again at that point, but we think we understand what the comments of the neighbors are. I would encourage you, if a Plan B surfaces, first we would need to get that in writing from you and it doesn't need to be any more detailed than what you've given us here. You don't have to have the outside elevations or anything like that done because we think we understand what you're looking for and have all seen the property. I would then encourage you to talk with the neighbors and hopefully get them to say that given the fact that you wanted this huge thing and now you're asking for this smaller one now it's OK. If you can bring that to a successful conclusion then at that point it would make it much easier for us to look at it. I don't want to hold you up for a long time, but by the same token I don't want to just turn you flat down. You've been a Strongsville resident, you have a justified need, but we have to make it fit into the neighborhood. Does that sound appropriate?

Mr. Mihi – If that's as much as we can do at this point, you know, I'll have to go back to the drawing board. That's kind of what you're saying and see what else I can come up with along with Eli Construction. Hopefully he's got some thoughts. I don't know. As far as putting it on the table, and like you're saying, now is there a certain timeframe on it once you do that?

7) **JEFFREY MIHU, OWNER/Eli Miller Construction, Representative. Cont'd**

Mr. Evans – You could ask to table it tonight. The first time we could consider it would be October 5<sup>th</sup>, it could also be October 19<sup>th</sup>, but there is no limit per se. We don't want to draw it out for 10 months or something like that, but you could certainly wait a month if it takes you some time to work it out with the builder to look at alternatives and price it out. That's not a problem. Again, our objective is to try and work it out so we can have something that works for everybody or at least gets as close to it as possible.

Mr. Baldin – We try to keep everyone happy in the neighborhood. I think with all the letters of the people that we have here and the signatures, etc., we need to come up with a something with a smaller footprint that might be appropriate to them.

Mr. Mihi – OK, so if we table it now what's the next step I need to do?

Mr. Evans – The next step is up to you to come back in to the Building Department with some sort of new drawings.

Mr. Mihi – So get the designer to bring out another plan.

Mr. Evans – You don't have to include elevations, but we'll need a new footprint to know where it's at. If it's going to be a similar style than what you presented before then that's all we need.

Mr. Mihi – Right. Now with the Setback on the front end, are you saying that the front end is going to be too far out to make that work with that garage door at an angle? Maybe I could cut the back section where it protrudes out past the garage.

Mr. Evans – If you're looking at this, this is the point at which it's a problem.

Mr. Mihi – OK.

Mr. Evans – So if you were to do an addition that goes across the front it might not be the 36'. It might be a 12' addition to be able to get the truck in and whatever else. That's going to change what that Setback variance is. It might make it go completely away. We won't know until you look at what the dimensions might be. While we're not advocating that you have four garage doors in a row that may be what you need to do.

Mr. Mihi – That's the only way I can see of doing it really.

Mr. Evans – That may be the alternative, but it's not going to be as big or imposing when you're coming down the street. Our job is to try and find the compromise.

7) **JEFFREY MIHU, OWNER/Eli Miller Construction, Representative. Cont'd**

Mr. Mihi – I understand that, we're here to try and figure it out and put everyone's best interest first. Alright, I still have to see if I can do something.

Mr. Evans – By tabling it what it does is mean you don't have to go back through the process. We could just look at what you're presenting and go from there.

Mr. Mihi – Right. If that was all living space would you be able to approve that?

Mr. Evans – You'd still need a variance, but that would be a different consideration because it's a residential addition. If I had to guess, I'd say that most of your neighbors would still say that it's just too big. That's what I'm guessing because when you drive down Pamela, and it's a nice street, it has a nice Setback. It's a gracious street. When you're building that in, it's going to block some of that cul-de-sac and it'll be a focal point. People will say look at that house it's so big sitting right there. I really and truly believe that that's where the objection sits.

Mr. Baldin – It's the size, really. That's what it comes down to, it's just too big. You have to do something about that.

Mr. Evans – Even if you were adding five bedrooms instead of adding a garage, I think they'd still say the same thing.

Mr. Mihi – Alright. I definitely would like to see what else I could make work and keep this on the table for the time being.

Mr. Evans – OK.

Mr. Mihi – I just didn't want to do anything with cement work because then it just takes the greenery away. I was trying to keep it small and make it a wrap around. I thought it was the best idea, but apparently not.

Mr. Evans – Alright, so, at your request, we will table it and it is up to you to let the Building Department know when you have new plans. Then we can get you back on the agenda. We meet twice a month so we'll be here when you're ready.

Mr. Mihi – That's all we can do is keep trying. Thank you.

Mr. Evans – Alright, thank you. We'll look forward to seeing you back here.

**8) RANDOLPH AND LAURA JONES, OWNERS**

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where one (1) additional 192 SF Accessory Structure is proposed; property located at 16561 Glendale Avenue, PPN 397-15-024, zoned R1-75.

Mr. Evans – OK, item number eight on our agenda this evening is Randolph and Laura Jones. Please come up to the microphone and give us your name and address for the record. You've been patiently waiting.

Mr. Jones – Randolph Jones.

Ms. Jones – Laura Jones.

Mr. Jones – 16561 Glendale Ave., Strongsville.

Mr. Evans – Thank you. Could you give us a quick description of your request?

Mr. Jones – The request is that we're putting another shed on my property. It's 16' by 12'. I already have an existing 16' by 12', and I'd like to get a variance to put another one on the other side of the property in the woods. There's trees and a privacy fence. There was a huge swing set that was removed and we want to put it over that area. This shed will have all my lawn equipment and I will put my wood stuff in my other shed.

Mr. Evans – We did talk at the last meeting, and you said you don't run a business out of there.

Mr. Jones – No.

Mr. Evans – We also mentioned that we appreciate the fact that you're doing a significant investment in upgrading the property there. Are there any comments or questions from the Board?

Mr. Rusnov – I have no questions.

Mr. Baldin – Do you know the size of your door because you don't want to put a drive back there.

Mr. Jones – I couldn't get a driveway back there anyhow.

Mr. Baldin – Alright.

Ms. Jones – It's like a barn door that opens up like this.



