

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

**February 27, 2008
7:30 p.m.**

Present - Board of Appeals Members: Glen Goist; Bill Harr; Celia McGrath, Rich Baldin, Ken Evans.

Administration: Assistant Law Director, Dan Kolick; Building Department Representative, Joe Allen; Recording Secretary, Kathy Zamrzla.

The following was discussed by the Board members:

1) **TALERIS CREDIT UNION, INC./PW Campbell, Representative**

Extension of the determination of February 14, 2007 of the Board of Zoning and Building Code Appeals:

- a) Requesting a 1.5' Lot Width variance from Zoning Code Section 1258.08, which requires a 150' Lot Width and where a 148.5' Lot width is proposed, in order to construct a New Commercial Building and;
- b) Requesting a 15' Side Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 20' Side Yard Parking Setback and where a 5' Side Yard Parking Setback is proposed, in order to construct a New Commercial Building and;
- c) Requesting a 17.5' Front Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 75' Front Yard Parking Setback and where a 57.5' Front Yard Parking Setback is proposed in order to construct a New Commercial Building; property located at the SW corner of Broxton Drive and Pearl Road PPN 395-07-001, 395-07-002 and 395-07-003 zoned General Business.

The Board asked the PW Campbell gentleman when the project will be started and he stated that the plan is to start within a year. He brought elevation drawings of the project.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

February 27, 2008

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

Present: Dr. Goist
Mr. Harr
Mrs. McGrath
Mr. Evans
Mr. Baldin

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

Dr. Goist – Good evening, ladies and gentlemen. I'd like to call this February 27, 2008 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy, would you call the roll, please.

ROLL CALL: ALL PRESENT

Dr. Goist - I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. We have before us, tonight, minutes from February 13, 2008. If there are no changes or additions, I will entertain a motion to approve the minutes.

Mrs. McGrath – So moved.

Mr. Harr – Second.

Dr. Goist – We have a motion and a second. Kathy, would you call the roll.

ROLL CALL: ALL AYES: MOTION CARRIED

Dr. Goist – For all the people who are here tonight who wish to speak before the Board, if you would like to rise now and be sworn in by our Assistant Law Director, I would ask you to do that now.

Mr. Kolick then stated the oath to all standing.

1) **TALERIS CREDIT UNION, INC./PW Campbell, Representative**

Extension of the determination of February 14, 2007 of the Board of Zoning and Building Code Appeals:

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Dr. Goist – Okay. There are no new applications and there is one Public Hearing and the Public Hearing is for Taleris Credit Union. Would the representative from Taleris like to come forward please and if you would give us your name and address please.

Mr. Giordano - My name is Dean Giordano and I'm with PW Campbell, 109 Zeta Drive, Pittsburgh, PA 15238.

Dr. Goist – Dean, if you want to go ahead and explain your request. We certainly have been over this. This is an extension of the variance that we approved a year ago, is that correct?

Mr. Evans – Dean, please use the microphone right there. Thank you.

Mr. Giordano – First item being that the width of the lot – we're currently at 148.6'. The requirement is 150' so we're looking for the change in that. The second item – actually the next two items both being of parking related nature. We're encroaching the required side yard setback. It's required to be 20'. We're looking for 5' for a variance on that and the front yard is required to be 75' for parking and we're looking to encroach by 57.5'. Both of those will have a masonry screen wall fence to screen the traffic oncoming and essentially – the lot itself is a non-conforming lot and anybody who wishes to build on that lot is going to have to try to get this variance.

1) **TALERIS CREDIT UNION, INC./PW Campbell, Representative**

Dr. Goist – Okay. I’m going to ask next, Mr. Allen, last time we had the meeting you had said that there were a couple of numbers that were not the same as they were last year in 2007. Has that all been rectified?

Mr. Allen – Yes, it has. The code sections that were recorded in the original variance were incorrect. These are the correct code sections now.

Dr. Goist – Okay, so the correct code sections are there. Members of the Board, any questions?

Mrs. McGrath – No.

Dr. Goist – Okay. Dean we have no other questions. There are no changes at all. I showed you the drawing, the rendering that we had from last year and they are exactly the same.

Mr. Giordano – Yes.

Mr. Evans - Mr. Chairman? There is a question that I have, please. Mr. Giordano, do you know, at this point, what Taleris’ time table is for looking at this. It was a year ago that we approved the initial project. Is there any indication from them of the timeframe that they are looking at to go forward with the project?

Mr. Giordano – From the knowledge that on Taleris, the only reason for the delay was some of their funding that they thought was going to be coming through for this specific area had not come through yet. They are definitely looking to complete this project in the year 2008, at this point in time.

Mr. Evans – Thank you.

Dr. Goist – Thank you. You may have a seat for a moment. I see there are some people in the audience. If there is anyone here who would like to speak at this Public Hearing, you may come forward. If you would like to speak for this, would you give us your name and address first, please?

Ms. Hovanec – Beatrice Hovanec. I live at 18069 Broxton Drive and I just came to find out what was happening. Also, Sandy Sauvey, who lives on our street, who couldn’t come this evening, wanted to know when the construction will be starting and what I wanted to know is if they are going to be putting up a nice fence or something that is going to divide the credit union from the first home where his mother lives.

1) **TALERIS CREDIT UNION, INC./PW Campbell, Representative**

Dr. Goist – I think to answer your question specifically, this is exactly the same as it was a year ago and if I remember correctly, you were here a year ago and these people assured you that what was on the drawings and what was going to be done is exactly the same. All they did was not complete their project so because their variances ran out, they had to come back and ask for new variances. So, there are no changes. It is exactly the same as it was in 2007.

Ms. Hovanec – Do you know when it is going to begin?

Dr. Goist – Just as the gentleman said, their timetable is that it will be completed or started in the year 2008.

Ms. Hovanec – Thank you.

Dr. Goist – Thank you. Is there anyone here who would like to speak against the variance? Seeing none and hearing none, I will entertain a motion.

Mr. Harr - Mr. Chairman, I would make a motion that the Extension of the determination of February 14, 2007 of the Board of Zoning and Building Code Appeals requesting a 1.5' lot width variance from Zoning Code Section 1258.08, which requires a 150' lot width and where a 148.5' lot width is proposed, in order to construct a New Commercial Building and a request for a 15' Side Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 20' Side Yard Parking Setback and where a 5' Side Yard Parking Setback is proposed, in order to construct a New Commercial Building and a request for a 17.5' Front Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 75' Front Yard Parking Setback and where a 57.5' Front Yard Parking Setback is proposed in order to construct a New Commercial Building; property located at the SW corner of Broxton Drive and Pearl Road PPN 395-07-001, 395-07-002 and 395-07-003 zoned General Business be approved.

Mrs. McGrath – Second.

Mr. Evans - Mr. Chairman? Before we do that, just as a technical point, and I'm sorry. I forgot to look at this but last year in b) it was Zoning Code Section 1258.08 as well as a) and c) or as well as a), rather.

Dr. Goist - Mr. Evans, let me just stop you. That's the sections that Mr. Allen had gone through and found. You are absolutely right and you're correct and those have been corrected to be the correct numbers. The code sections last year were wrong.

Mr. Evans – Okay, sorry.

