

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

**April 9, 2008  
7:30 p.m.**

Present - Board of Appeals Members: Glenn Goist, Rich Baldin; Bill Harr; Celia McGrath.  
Administration: Assistant Law Director, Dan Kolick;  
Building Department Representative, Joe Allen;  
Recording Secretary, Kathy Zamrzla.

The following was discussed by the Board members:

**PUBLIC HEARINGS**

**1) DAN CARILE, OWNER**

**Requesting a 20' Front Setback variance from Zoning Code Section 1252.04(c)(2) which requires a 100' Front Setback from the centerline of Cook Avenue and where an 80' Front Setback is proposed in order to construct a Single Family Dwelling; property located at 18118 Cook Avenue PPN 396-18-052 zoned R1-75.**

The Board discussed that this property came before the BZA before with a larger floor area home but the owner never built it. This time, the home is smaller and only requires a front yard setback compared to a front and rear yard setback last time.

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

**MINUTES OF MEETING**

**April 9, 2008**

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

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

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

Dr. Goist – Good evening ladies and gentlemen. I would like to call this April 9, 2008 meeting of the Board of Zoning and Building Code Appeals to order. Kathy, would you call the roll, please.

ROLL CALL: ALL PRESENT EXCEPT FOR MR. EVANS

Mr. Harr – I make a motion to excuse Mr. Evans for just cause.

Mrs. McGrath – Second.

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

ROLL CALL: ALL AYES: MOTION CARRIED

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 in our packets, minutes from March 12, 2008 and March 26, 2008. If there are no corrections or objections to the minutes, I would entertain a motion to approve.

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 - If you are going to be speaking in front of this Board this evening, you need to be sworn in by our legal counsel. So, if you will please stand and raise your right hand, our Assistant Law Director will swear you in.

Mr. Kolick then stated the oath to all standing.

1) **DAN CARILE, OWNER**

**Requesting a 20' Front Setback variance from Zoning Code Section 1252.04(c)(2) which requires a 100' Front Setback from the centerline of Cook Avenue and where an 80' Front Setback is proposed in order to construct a Single Family Dwelling; property located at 18118 Cook Avenue PPN 396-18-052 zoned R1-75.**

Dr. Goist – We only have one Public Hearing. The Public Hearing is Dan Carile. If you would like to come forward and give us your name and address. If you'll take that hand held mic and turn the button on, on the bottom. Very good. Again, I wasn't at the last meeting but all the other people were. If you would please, explain what you're doing with this variance and why you're asking for this variance.

Mr. Carile – I need a 20' setback to construct a single family home.

Dr. Goist – Could we have your name and address?

Mr. Carile – Dan Carile, 5479 Riverview Drive, North Royalton, Ohio 44133.

Dr. Goist – Thank you. Proceed. I'm sorry.

Mr. Carile – I'm requesting a 20' setback for new construction of a single family home.

Dr. Goist – Board members, do you have any questions?

Mr. Harr - Mr. Chairman?

Dr. Goist – Yes.

Mr. Harr – Mr. Carile, I know that we visited this in the past and if my memory serves me correct, the variance that you're looking for has not changed but I think from our previous discussions, the size of the home has changed or the configuration has changed somewhat?

Mr. Carile – I made it smaller.

1) **DAN CARILE, OWNER, Con'd**

Mr. Harr – Okay, can you expand on that a little bit. Is it just the footprint of the home that is smaller?

Mr. Carile – The entire home is smaller. I went from almost 2,500 square feet to about 2,000 square feet. As I explained earlier, basically, I rethought the home on that lot and the original home was just too large. So, it would have stuck out a little bit. This home is actually a two-story.

Mr. Harr – It fits better with the neighborhood perhaps?

Mr. Carile – Much better.

Mr. Harr – And on this size lot as well.

Mr. Carile – Correct.

Mr. Harr – Other than that, the variance request is essentially the same?

Mr. Carile – Correct.

Dr. Goist – Any other questions from board members?

Mr. Baldin - Mr. Chairman?

Dr. Goist – Yes?

Mr. Baldin – How long ago was it when you were in front of us before?

Mr. Carile – A year. It's been about a year.

Mr. Baldin – Almost a year. Not quite?

Mr. Carile – Yes, I waited through the winter before I changed the plans around.

Mr. Baldin – Okay. You just felt that it wasn't going to work?

Mr. Carile – Absolutely, it had nothing to do with any problem with the lot or anything of that nature. It's just that the home was too big for that sized lot and in that neighborhood. I gave it more thought. It will look better. This home has a much nicer curb appeal. I don't know if you have the original prints still but if you do, you can look at this house. The curb appeal – it will be a much nicer home.

1) **DAN CARILE, OWNER, Con'd**

Mr. Harr – This is a home that you're building for sale.

Mr. Carile – Correct. A spec home, yes.

Mr. Harr – Obviously you want a house that size wise and price wise, it fits the neighborhood so that you can move the property.

Mr. Carile – Correct.

Mr. Baldin – I have no further questions.

Mr. Harr – Nor I.

Mrs. McGrath – I don't have any questions.

Dr. Goist – Okay. This is a Public Hearing and we do have people in the audience. If there is anyone who would like to speak for this variance, they may come forward now. Do you want to speak for the variance? If you'll give us your name and address, please.

Mr. Lusardo – Yes, my name is Lou Lusardo and my wife Bonnie Lusardo is here and we live at 18131 Cook Avenue, across the street from this building site. Okay? First of all, he is requesting a 20' variance from the setback, right? Not a 20' setback.

Dr. Goist – Correct.

Mr. Lusardo – I just wanted to make to make sure I understood.

Mr. Harr – It will be an 80' setback.

Mr. Lusardo – I'm here just to encourage, if I can, to the granting or the approval of the variance because I think it's good for the neighborhood. It's another new house on the street. Our house is about two years old. They're building a house down the street. They rehabilitated a house just two addresses to the west of his lot and I think that a new building in that neighborhood is good for the neighborhood. It's good for the looks of the street. Secondly, if someone is living there and they're working, there is more city income tax so it's good for the city. If there is a building on there, it's higher property tax so it's good for the schools and for a more selfish reason, I'd like to have a neighbor across the street taking care of a lawn instead of pollinating weeds blowing across the street. Again, I'm just here to, if I can, add my statements to approve or grant, or whatever, the proper terminology is for that.

1) **DAN CARILE, OWNER, Con'd**

Dr. Goist – We're glad to have you here and we appreciate your comments. Did your wife want to say anything since she came along?

Mrs. Lusardo – Ditto.

Dr. Goist – She agrees with what you said. That's fine.

Mr. Harr – He did a good job. He got it all?

Mrs. Lusardo – Yes.

Dr. Goist – Is there anyone in the audience who wants to oppose the variance? Mr. Baldin, do you have a question?

Mr. Baldin – Are you in the little white house?

Mr. Lusardo – No, I'm in the gray house in front of the school. The ranch across the street on the south side. I'm facing it.

Mr. Baldin – You're facing it. That new little house. I guess it is gray.

Mr. Lusardo – Yes, it's grayish.

Mr. Baldin – That's a nice little home there. I know that had to come in front of us a couple of times, that piece of property.

Mr. Lusardo – Yes, it was and we had people objecting to us building it for some reason or another.

Mr. Baldin – Yes, in the beginning but that got taken care of. Was there a big sewer problem there or something? They were doing a lot of excavating there on the side.

Mr. Lusardo – From what I heard before they built the house, they dredged the creek that runs through our lot back there and from what I've heard and read in the papers, there is a sewer problem from the development feeding down Ordner or Stillbrooke or whatever that street is there but we haven't experienced any.

Mr. Baldin – Okay. I noticed a couple of months back that there was a lot of work going on.

Mr. Lusardo – They were taking something up in the driveway or whatever that is, going back to the school. They are back there digging some kind of hole again.

1) **DAN CARILE, OWNER, Con'd**

Mr. Baldin – All right, thank you.

Dr. Goist – If there are no objections to the variance, I'll entertain a motion for the variance.

Mr. Harr - Mr. Chairman, I make a motion that a request for a 20' Front Setback variance from Zoning Code Section 1252.04(c)(2) which requires a 100' Front Setback from the centerline of Cook Avenue and where an 80' Front Setback is proposed in order to construct a Single Family Dwelling; property located at 18118 Cook Avenue PPN 396-18-052 zoned R1-75 be approved.

Mrs. McGrath – Second.

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

ROLL CALL:                      ALL AYES:                      MOTION CARRIED

Dr. Goist – Your variance has been approved. There is a twenty-day waiting period and then you may go to the Building Department for your permits after that twenty days. If there is no other business to come before this commission, meeting is adjourned.

Meeting adjourned at 8:07 p.m.

Signature on File  
Glenn Goist, Chairman

Signature on File  
Kathryn A. Zamrzla, Sec'y

April 23, 2008  
Approval Date