

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

**July 11, 2007  
7:30 p.m.**

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

The following was discussed:

- 1) **ANDY GASHO, OWNER/Don Borowske Bldrs., Agent**
  - a) Requesting a 24” Height variance from Zoning Code Section 1252.22 (b) (5) which allows a 24” Height for the First Floor Living Area and where a 48” Height is proposed in order to construct an Addition to a bi-level dwelling which will convert it to a tri-level dwelling;
  - b) Requesting a 6’ 4” Height variance from Zoning Code Section 1252.22 (b) (5) which allows a 13’ 6” Height for the Third Floor Level and where a 19’ 10” Height is proposed in order to construct an Addition to a bi-level dwelling which will convert it to a tri-level dwelling; property located at 22286 Lorraine Road PPN 391-03-122 Zoned R1-75.

Mr. Allen explained that a living area consists of a minimum of 44” from the floor to a window. Mr. Baldin stated that the house is an L shaped and has a nice yard although more modern houses are across the street. He also said that the addition will be about 4’ above the trees. Mr. Allen stated that there will be an 8’ ceiling on the third level. The applicant said that he is in sales and travels ten states.

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

**MINUTES OF MEETING**

**July 11, 2007**

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

Present: Mr. Baldin  
Mrs. McGrath  
Mr. Harr

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

Mr. Baldin - I'd like to call the July 11, 2007 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy, would you call the roll, please?

ROLL CALL: ALL PRESENT EXCEPT MR. EVANS AND DR. GOIST

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

Mrs. McGrath – Second.

Mr. Baldin - We have a motion and a second. Kathy, would you call the roll?

ROLL CALL: ALL AYES: MOTION CARRIED

Mr. Baldin - I hereby certify that this meeting has been posted in accordance with the provisions of Codified Ordinance Chapter 208 of the City of Strongsville. You have been give copies of the minutes of the meeting of February 20, 2002. If there is no corrections or additions, may I have an approval?

Mrs. McGrath – I move that we approve the minutes from as submitted.

Mr. Harr - Second

Mr. Baldin – We have a motion and a second. Kathy, would you call the roll.

ROLL CALL: ALL AYES: MOTION CARRIED

Mr. Baldin – Our meetings are in two parts. New applications and public hearings. Anybody in the audience that plans to speak in front of this board this evening, please stand up and be sworn in by our Counsel.

Mr. Kolick then stated the oath to all standing.

Mr. Baldin – Apparently we do have a new application and Andy Gasho, would you please come forward, give us your name and address and tell us why you're here. I think you'll find a hand mic there. Turn it on from the bottom.

**NEW APPLICATIONS:**

- 1) **ANDY GASHO, OWNER/Don Borowske Bldrs., Agent**
  - a) **Requesting a 24" Height variance from Zoning Code Section 1252.22 (b) (5) which allows a 24" Height for the First Floor Living Area and where a 48" Height is proposed in order to construct an Addition to a bi-level dwelling which will convert it to a tri-level dwelling;**
  - b) **Requesting a 6' 4" Height variance from Zoning Code Section 1252.22 (b) (5) which allows a 13' 6" Height for the Third Floor Level and where a 19' 10" Height is proposed in order to construct an Addition to a bi-level dwelling which will convert it to a tri-level dwelling; property located at 22286 Lorraine Drive PPN 391-03-122 Zoned R1-75.**

Mr. Gasho – My name is Andy Gasho and I live at 22286 Lorraine Drive in Strongsville.

Mr. Baldin – Okay, Andy. You're here in front of us this evening because you're requesting a variance. Do you want to tell us what you're looking for and why you want it.

Mr. Gasho – Yes, I think according to the drawings that you see there, I'm just looking to add what turns out to be a third floor making my house a tri-level on half of the house over the living room and dining room in order to accommodate a home office. I'm a sales representative, outside sales representative, for a health care company domiciled in Atlanta, Georgia so I work out of my home. My territory consists of ten states in the upper Midwest. I think you can imagine ten states and the files necessary for all of that. So, I have stuff, kind of, scattered amongst several rooms in the house and I really, just kind of, want to consolidate all that so I, again, have a spare bedroom.

Mr. Baldin – In your home right now, when you walk in, you have what we would call a bi-level, basically, so you would go down to the first area and up the landing would be your second level. So, you want to raise that portion on the left side of your house.

Mr. Gasho – Correct. Just a third level over top or a second level.

Mr. Baldin – How many square feet are you planning to add?

1) **ANDY GASHO, OWNER/Don Borowske Bldrs., Agent, Cont'd**

Mr. Gasho – We have about 1,600 square feet now and I think the add-on is going to be roughly about 200 square feet. A little over.

Mr. Baldin – Okay. Anyone on the board have any questions for this gentleman?

Mr. Harr - Mr. Chairman?

Mr. Baldin – Yes.

Mr. Harr – First, I commend you on choosing the same name for your street and your wife. That's makes it a whole lot easier.

Mr. Gasho – Purely by accident, by the way.

Mr. Harr – I have not visited your property yet but when we spoke in caucus I understand that there's quite a bit of behind your home.

Mr. Gasho – Yes, there is a permanent CEI easement back there because of the high tension wires between Lorraine Drive and Sprague Road.

Mr. Harr – So, it would be your contention to increase the height and you won't be impairing anyone's sight line?

Mr. Gasho – No.

Mr. Harr – Also, and perhaps I'm just missing it here in the drawings but what would you estimate the peak of the new addition, the difference between that and the existing gable on the right hand side of the home as you look at it over the garage? What would the new increase be do you think?

Mr. Gasho – Probably no more than 5' or 6'. In essence, if you look at the homes when it's – and of course it's not actually done so it's, kind of, hard to tell but it should look just about the same height as my neighbor's house because of the line of the grade. The grade slopes down to what my house is. So, even though I will be higher than the easement or the code, it should be, visually, about the same height.

Mr. Harr – The houses are similar height?

Mr. Gasho – No, actually, next door I have a colonial two floor.

Mr. Harr – I have no other questions.

1) **ANDY GASHO, OWNER/Don Borowske Bldrs., Agent, Cont'd**

Mrs. McGrath – I have no other questions.

Mr. Baldin – If there are no further questions from this board, your public hearing will be July 25, 2007. It will be here at the same facility and you'll be notified and all your neighbors within 500'. That's it.

Mr. Gasho – Just to let you know, I will happen to be in Illinois and my wife Lori will be here but I won't be able to make that. I have appointments in Illinois that I have to go on.

Mr. Baldin – Not a problem.

Mr. Gasho – Okay. So, what is the next step of what is happening now?

Mr. Baldin – The next meeting will be July 25, 2007 and you will notified and your neighbors and a letter will go out within 500' of any residents of anybody who is looking for a zoning variance in case anybody has any objections or whatever. Just show up at the next meeting.

Mr. Gasho – I talked to all the neighbors, at least one house on either side all the way around and no one had any issues. I didn't have anybody sign anything or anything.

Mr. Baldin – It's okay. If they don't show up here, you're going to be real happy any way.

Mr. Gasho – Okay.

Mr. Baldin – You're excused, thank you. Is there any other business to come before this board this, evening? If not, then we're adjourned.

The meeting was adjourned at 8:07 p.m.

Signature on File  
Glenn Goist, Chairman

Signature on File  
Kathryn Zamrzla, Secretary

July 25, 2007  
Approval Date