

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

**March 12, 2008
7:30 p.m.**

Present - Board of Appeals Members: Glen Goist; Bill Harr; Celia McGrath, 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) TOM SOLOMON, OWNER

Requesting a 160 SF Floor Area variance from Zoning Code Section 1252.22(c) which allows an 800 SF Floor Area and where a 960 SF Floor Area is proposed in order to construct an Attached Garage; property located at 19511 Prospect Road PPN 394-28-023 Zoned R1-75.

The Board received information from 1971 regarding the variance approved then. Mr. Allen stated that we don't know the codes from 1971. Owner wants to tear off the old garage and build a new one. Mr. Harr stated that it is a small variance. Mr. Kolick explained that the Planning Commission is looking at increasing garage size to 1000 square feet. Council would need to vote on that as well. The owner stated there would be a new driveway.

2) STEVE ALFERINK, OWNER/Mr. Pools, Robert Jones, Representative

a) Requesting a 5' Rear Setback (North) variance from Zoning Code Section 1252.29 which requires a 15' Rear Setback and where a 10' Rear Setback is proposed and;

b) Requesting a 3' Side Yard Setback (West) variance from Zoning Code Section 1252.29 which requires a 15' Side Yard Setback and where a 12' Side Yard Setback is proposed in order to replace and modify an existing Inground Swimming Pool; property located at 18470 Meadow Lane PPN 396-07-027 zoned R1-75.

The pool is collapsing and needs to be replaced. The Board discussed that there did not seem to be a problem with a replacement pool.

3) **CITY OF STRONGSVILLE:**

- a) **Requesting a 22' Setback variance from the center line of Royalton Road from Zoning Code Section 1252.06 (b) and the Zoning Map which requires a 125' Setback from the center line and where a 103' Setback from the center line is proposed in order to construct an Addition and Renovation to the existing Police Facility and;**
- b) **Requesting a 14.5' Parking Setback (East) variance from Zoning Code Section 1256.04 (c) which requires a 20' Parking Setback from the East adjacent lot line and where a 5.5' Parking Setback from the East adjacent lot line is proposed in order to construct an Addition and Renovation to the existing Police Facility and;**
- c) **Requesting an 18' Parking Setback (West) variance from Zoning Code Section 1256.04 (c) which requires a 20' Parking Setback from the West adjacent lot line and where a 2' Parking Setback from the West adjacent lot line is proposed in order to construct an Addition and Renovation to the existing Police Facility; property located at 18688 Royalton Road PPN 396-10-014 zoned Public Facility.**

Mr. Evans asked what the City is going to do with the cell tower and Mr. Biondillo explained that the dishes will relocate to the water tower. Mr. Biondillo stated that the Graves house will be demolished and that no variance is required for the firing range. He also said that the jail facility is being designed so that no inmates can look out into the apartment complex and no apartment complex dwellers can see into the inmate's cells. Mr. Biondillo stated that the gas tanks will be removed and due to cost, there is no basement designed for the facility. The Board had all their questions answered and now understood where the particular variances were required.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

March 12, 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

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 March 12, 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 EXPECT MR. BALDIN

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

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 – 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 minutes from February 27, 2008. If there are no corrections or additions or changes, 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 please.

ROLL CALL:

ALL AYES:

MOTION CARRIED

Dr. Goist – For all of the people who are here in our audience tonight and plan to participate or speak in front of the board, we would like to have you rise now and be sworn in by our legal counsel and Assistant Law Director.

Mr. Kolick then stated the oath to all standing.

NEW APPLICATIONS:

1) TOM SOLOMON, OWNER

Requesting a 160 SF Floor Area variance from Zoning Code Section 1252.22(c) which allows an 800 SF Floor Area and where a 960 SF Floor Area is proposed in order to construct an Attached Garage; property located at 19511 Prospect Road PPN 394-28-023 Zoned R1-75.

Dr. Goist – Our meetings are in two portions and the first, as you can see if you have an agenda, is our New Applications and our first application is Tom Solomon. If you would come forward please. There is a hand held microphone right there and on the bottom of it, there is a little switch.

Mr. Evans – It's on.

Dr. Goist – Okay. If you'll just speak directly into that mic, she will be able to pick up your conversation. If you'll explain to us why you want the variances that you're asking for and explain to us just what you're doing, please. First of all, would you give us your name and address.

Mr. Solomon – Thomas Solomon and we live on Prospect Road. We are going to remove the existing garage and add a first floor laundry and bathroom. We're actually going to move the laundry up from the basement between the new garage and the existing house. So, it would be a total demolition of the existing garage and we're going to add 13' to the width in total of the house but the garage that we're asking to build is 24' by 40', 960 square feet and I guess the zoning is 800 square foot maximum and that's the reason that we're asking for the variance. I do woodworking. I have a cabinet saw, a joiner, a planer, all of those types of things. All that equipment is on wheels right now and our existing garage – we could not park our cars in our garage for all the equipment so we were going to add a little more depth and that's the reason for the depth of the garage being 40' to make room for that machinery and then you have the lawn mower. No matter how big you make your garage, it will fill up. That's the way it happens, lawn mowers and snow blowers and things like that. So, that's what we're doing. We're not asking for a footprint variance other than the square footage of the garage what was in the code for the distance from the property line and

1) **TOM SOLOMON, OWNER, Cont'd**

Mr. Solomon continues - whatever and the distance from the center line and incidentally I can tell you in 1970 it had to be 125' from the centerline back from the street. Somebody has mentioned something earlier in caucus and I know in 1970 we built the house and that's what Prospect Road had for frontage. So, that's, kind of, what we're doing. Moving the laundry to the first floor, adding a bathroom and stepping out the garage to make room for our equipment.

Dr. Goist – For information just for the Board, I happened to be at his home yesterday and the addition that he is going to do and the tear down is going to make a nice new arrangement but I wanted to ask you the question that we ask of everyone. You want to put woodworking equipment in there and that type of thing. Are you planning on running any type of business out of there or is it all strictly your own personal stuff?

Mr. Solomon – No, it's all personal stuff. In fact, Sue and I built our house and had remodeled it ever since and rebuilt our kitchen cabinets and that's the woodworking that I do. I don't do professional woodwork or do outside work or that kind of thing with that machinery. It's all personal use.

Dr. Goist – Just a question that we wanted have on the record. Celia?

Mrs. McGrath - Mr. Chairman? I wanted to ask you, Mr. Solomon, about the driveway. You mentioned, I think, and we discussed it in caucus a little bit, that you're doing something with that driveway too.

Mr. Solomon – Yes, in fact, the driveway is 38 years old and the driveway needed to be replaced and then our garage door needed to be replaced and our garage floor and it kept going to the point – she wanted a first floor laundry instead of a basement laundry. So, that's how we can do this addition but the driveway itself, it will be a straight line from the front of the garage to the street, whereas when we built the house, we thought it would be nice to have a little curve and everybody drives straight through my front yard when it snows. So, every spring we put in topsoil and grass seed but yes, that's directly from the garage, straight out and the garage does face the street. So, there will be a new drive.

Mrs. McGrath – Thank you.

Dr. Goist – Will you still have a turnaround like you do now or is it just going to be wider?

Mr. Solomon – No, we won't have a turnaround. It will just be an extra wide driveway straight out.

Dr. Goist – Thank you. Other Board members, any questions?

1) **TOM SOLOMON, OWNER, Cont'd**

Mr. Evans - Mr. Chairman?

Dr. Goist – Yes, Mr. Evans?

Mr. Evans – Mr. Solomon, you show the two garage doors on the elevation there and the garage is only 12' wide for the 40' distance.

Mr. Solomon – No, it's 24' wide and those are double 9' garage doors instead of a sixteen footer.

Mr. Evans – So, the garage is actually going to go through part of the house. That's what I was trying to determine.

Mr. Solomon – Yes, the garage is 24' by 40'. The additional space that we're adding for the laundry and the bathroom is like 13' by 30'.

Mr. Evans – Okay, that makes sense. Thank you.

Dr. Goist – Any other questions?

Mr. Harr – I don't have any questions.

Dr. Goist – Your Public Hearing will be two weeks from tonight on March 26, 2008. So, all of your neighbors within 500' will be notified and your Public Hearing will be held then.

Mr. Solomon - Mr. Chairman, did you want to request that the corners be marked?

Dr. Goist – I did that. I did tell Mr. Solomon when I was there yesterday but so we have it on record, would you just stake out the corners so that as each of the Board members come they can see where you're going to be.

Mr. Solomon – Stake out the corners of the new structure?

Dr. Goist – Correct.

Mr. Solomon – Okay, I can do that.

Mr. Evans – Thank you.

RULING: SCHEDULED FOR PUBLIC HEARING MARCH 26, 2008

- 2) **STEVE ALFERINK, OWNER/Mr. Pools, Robert Jones, Representative**
- a) **Requesting a 5' Rear Setback (North) variance from Zoning Code Section 1252.29 which requires a 15' Rear Setback and where a 10' Rear Setback is proposed and;**
 - b) **Requesting a 3' Side Yard Setback (West) variance from Zoning Code Section 1252.29 which requires a 15' Side Yard Setback and where a 12' Side Yard Setback is proposed in order to replace and modify an existing Inground Swimming Pool; property located at 18470 Meadow Lane PPN 396-07-027 zoned R1-75.**

Dr. Goist – Our second New Application is Steve Alferink or it may be Robert Jones. If you'll give us your name and address first, please.

Mr. Alferink – My name is Steve Alferink. I'm the owner of 18470 Meadow Lane.

Mr. Jones – I'm Robert Jones. I own Mr. Pools, Inc. at 12126 York Road. North Royalton.

Dr. Goist – Again, if you can tell us what your plans are and what you're doing and why you're asking for the two variances that you have requested.

Mr. Jones – Well, Steve and I got together and we were talking about doing some repairs to his pool and further investigation showed that the pool was in bad shape and it couldn't be repaired, it had to be replaced. So, we drew up an idea about what we could do about making the pool work in the back yard again and we actually dropped the size down. The only problem is the existing pool that is there now is not within ordinance. So, we're asking for 5' off the rear line.

Dr. Goist – That's one variance and then you have a 3' side yard variance also.

Mr. Evans – The setback on the side should be 15' and it's proposed at 12'.

Mr. Jones – I show on mine that it's going to be 15' from the sideline. Ten foot six off the house or 10' off the rear line.

Mr. Harr – We're going to the concrete.

Mr. Allen - Mr. Chairman, the drawing is hard to read. Is that a 12' plus 3' that you have there?

Mr. Jones – Yes, sir. It's 12' to the concrete and I wasn't sure if your ordinance was based off the pool wall or off the concrete so I put both of these on there.

2) **STEVE ALFERINK, OWNER/Mr. Pools, Robert Jones, Representative, Cont'd**

Mr. Kolick – It's off the concrete. So, you still need the 3'.

Mr. Allen - Mr. Chairman, I believe it's off the pool.

Mr. Kolick – It's off the concrete.

Mr. Allen – You need to discuss that with the Building Commissioner.

Mr. Evans – That changes the back variance, does it not?

Mr. Jones – It depends. If it's off the pool then no, it doesn't. The rear variance? The 5'?

Mr. Kolick – It would change the number depending on whether we go off the concrete or go off the pool. We'll get the numbers set before the next meeting.

Mr. Jones – Basically, what we're asking for is to replace this pool that he already has. He purchased this house with the assumption that the pool is in great working shape and then he discovered when we went to uncover the pool, it hasn't been in great working shape in a few years. It's not repairable at this point. The Alferinks are actually stuck with a hole in their back yard and nothing they can do with it. Either they can fill it in or they put a new pool in. They prefer to, obviously, put in a new pool. That's why they bought the house, because it had a nice pool, supposedly. We're proposing to do it within the guidelines. It's just at this point, if we were to do it at a smaller width, it would not make any sense at all to have an inground pool back there.

Dr. Goist – We'll take it to our legal counsel and the Building Department and we'll find out the exact numbers and whether you need one or two variances for your Public Hearing.

Mr. Jones – So, in that case, we'll be asking for a variance also from the sideline and rear line then if need be. Okay.

Dr. Goist – Board members, any other questions?

Mr. Evans - Mr. Chairman?

Dr. Goist – Yes, Mr. Evans.

Mr. Evans – I believe at this point that it looks like the new concrete deck is going to either go up against the house or up against another deck, is that correct?

Mr. Jones – Correct, it's going to go up against the home.

2) **STEVE ALFERINK, OWNER/Mr. Pools, Robert Jones, Representative, Cont'd**

Mr. Evans – Okay, so, I guess, Mr. Allen, my question would be is there some type of gating that needs to be in place between a house and the inground pool or is that not something that has to be worried about.

Mr. Allen – There are various ordinances. You can put gates or they can consider locks on the doors that are accessing the house. In other words, have self-closing doors on the house itself. There is a whole section in the zoning code with the different requirements and the different way they can handle it.

Mr. Evans – I just want to be sure that the applicant is aware that there are sections in the code that do pertain to that. Is there a fence around the yard now that goes all the way around?

Mr. Alferink – There is a privacy fence all the way around the yard and in the back yard, there is another fence that splits the yard in half so that the back door is separate from the pool area and there is a lock on that fence at all times because I do have children.

Mr. Evans – Okay. So, there is no access from the house out to the pool deck except through the secondary fence?

Mr. Alferink – Correct.

Mr. Evans – Thank you.

Dr. Goist – Any other questions Board members? Your Public Hearing will also be March the 26. All of your neighbors will be notified so it's a good idea to speak with your neighbors and let them know what you're doing and why you're doing it because they are going to wonder when they get a letter, What are they doing? So, if you want to talk with them and make sure that they are in accord with what you're saying. So, they have the right to come and say how they feel about it too. Any questions? For both yourself and also for the Solomon's, you do not have to stay throughout the rest of the meeting. You are certainly welcome to stay or leave. You gentlemen are all set.

Mr. Jones – We thank you for your time.

Dr. Goist – You're welcome.

RULING: SCHEDULED FOR PUBLIC HEARING MARCH 26, 2008

(G) PUBLIC HEARINGS

3) CITY OF STRONGSVILLE, OWNER

- a) **Requesting a 22' Setback variance from the center line of Royalton Road from Zoning Code Section 1252.06 (b) and the Zoning Map which requires a 125' Setback from the center line and where a 103' Setback from the center line is proposed in order to construct an Addition and Renovation to the existing Police Facility and;**
- b) **Requesting a 14.5' Parking Setback (East) variance from Zoning Code Section 1256.04 (c) which requires a 20' Parking Setback from the East adjacent lot line and where a 5.5' Parking Setback from the East adjacent lot line is proposed in order to construct an Addition and Renovation to the existing Police Facility and;**
- c) **Requesting an 18' Parking Setback (West) variance from Zoning Code Section 1256.04 (c) which requires a 20' Parking Setback from the West adjacent lot line and where a 2' Parking Setback from the West adjacent lot line is proposed in order to construct an Addition and Renovation to the existing Police Facility; property located at 18688 Royalton Road PPN 396-10-014 zoned Public Facility.**

Dr. Goist – Our third Public Hearing is the City of Strongsville and variances are required for the new Police Department. If you will give me your name and address first and then we'll let each of you gentlemen explain what you're doing.

Mr. Biondillo – Okay, my name is Tony Biondillo. I'm the Building Commissioner with the City of Strongsville. My address is 696 Stony Hill Road, Hinckley, Ohio.

Mr. Defranco – My name is Pete Defranco. I'm a Civil Engineer with the firm of Richard L. Bowen and Associates. Our office address is 13000 Shaker Blvd. Cleveland, Ohio. Do you need my home address?

Dr. Goist – No. Tony, would you explain to us now what is going to happen or what the City would like to do.

Mr. Biondillo – The City, obviously, is expanding existing jail and police facilities and the building that we currently are in and the council chambers. As this thing developed, it became apparent that we had to move the footprint, demolish the existing fire station facility because of the expansion of the jail facility into that area and then we required an additional

3) **CITY OF STRONGSVILLE, OWNER, Cont'd**

Mr. Biondillo continues - building at the rear to house the Police Department's SWAT vehicles, their motorcycles and so forth. It was imperative that they maintain access off of Route 82. This orange is the outline of the existing fire station that will be demolished. The blue that you can see is the new proposed facility that will house administration and the jail at the rear. You can also see that the existing fire station is located closer to Royalton Road than what the new addition is going to be. The setback requirement for the parking along the eastern side of the property adjacent to the existing apartment facility is needed in order to also maintain parking for the staff of the Police Department and the access drive off of Route 82 and also provide the best circulation around. The third variance is for the parking setback. I believe that is where the Graves House is currently located. That building is going to be demolished. The main reason for that is that the existing entrance into these council chambers as this plan developed we had to locate the Sally port for the police facility and it just wasn't conducive to having an entrance area for your main public facility where you're going to be taking in and discharging jail inmates. So, we're locating that parking where the Graves house is at and then, as part of this renovation project, there is a new main lobby that is going to be part of this project for the Police Department and the City Council chambers.

Dr. Goist – Okay, thank you. Board members, do you have questions for Mr. Biondillo?

Mr. Evans - Mr. Chairman?

Dr. Goist - Mr. Evans?

Mr. Evans – Two questions, Mr. Biondillo. In caucus, we talked about the fact that even though there is no variance required for the firing range, that there had been some considerations in the design of the facility. I just wondered if you could maybe repeat that so that we have it on record. Again, not that that's a variance that's included in this but just so we have on record the things that you talked about that would mitigate or assist the soundproofing of that area.

Mr. Biondillo – Okay. Referencing the site plan that we're currently looking at, outlined in blue is the proposed garage and firing range. At the extreme eastern half of this building is going to be the location of the firing range. As part of the buildout package of that firing range, there are sound continuation panels that are attached directly to the masonry wall units that are going to enclose this firing range. The masonry units are designed to be reinforced both vertically and horizontally and grouted solid. There is going to be a sound attenuation membrane adhered to the interior of that wall and then an armor plating, obviously, to prevent any bullets from the firing range from getting loose. There is armored plating along the ceiling and the only thing that's not armor plated, obviously, is the floor. Additionally, the parapet walls around the firing range are going to be raised over the rooftop equipment that is going to serve as the heating and air conditioning equipment for this facility. You will

3) **CITY OF STRONGSVILLE, OWNER, Cont'd**

Mr. Biondillo continues - actually hear more noise from the rooftop equipment than you will from guns firing from inside the range. Consideration has also been given to the rooftop equipment itself. They have sound attenuation panels that are incorporated right into the makeup air and the discharge air into the heating and air conditioning equipment.

Mr. Evans – Thank you. My second question is we have a traffic signal right now where the discharge is for the police driveway. There is also the signal for the fire department there. Will we then move that signal so that – well, I guess my question is will we lose that signal that services Ordner – that’s not right but whatever the street is across from that. Will that signal be there for the new discharge area for the police?

Mr. Biondillo – Yes, it will. That signal will be located – I believe there is a mast iron currently on the eastern portion of this property but that will be relocated onto the new driveway off of Route 82 and that will be coordinated as it is with, I believe, Pearlview that is directly across from there.

Mr. Evans – Thank you. That’s all the questions that I had, Mr. Chairman.

Dr. Goist – Any other questions.

Mr. Harr – I don’t have any questions.

Dr. Goist – If there are none, is there anyone in the audience who wishes to speak for or against the variances here? Hearing and seeing none, I will entertain a motion.

Mr. Evans - Mr. Chairman? I would like to move that we approve a 22’ Setback variance from the center line of Royalton Road from Zoning Code Section 1252.06 (b) and the Zoning Map which requires a 125’ Setback from the center line and where a 103’ Setback from the center line is proposed in order to construct an Addition and Renovation to the existing Police Facility and approving a 14.5’ Parking Setback (East) variance from Zoning Code Section 1256.04 (c) which requires a 20’ Parking Setback from the East adjacent lot line and where a 5.5’ Parking Setback from the East adjacent lot line is proposed in order to construct an Addition and Renovation to the existing Police Facility and approving an 18’ Parking Setback (West) variance from Zoning Code Section 1256.04 (c) which requires a 20’ Parking Setback from the West adjacent lot line and where a 2’ Parking Setback from the West adjacent lot line is proposed in order to construct an Addition and Renovation to the existing Police Facility; property located at 18688 Royalton Road PPN 396-10-014 zoned Public Facility.

Mrs. McGrath – Second.

3) **CITY OF STRONGSVILLE, OWNER, Cont'd**

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

ROLL CALL: ALL AYES: MOTION CARRIED

RULING: APPROVED

Dr. Goist – It has been approved. Thank you.

Mr. Biondillo – Thank you.

Dr. Goist – Is there a twenty-day waiting period?

Mr. Kolick – They know they have to get back to Planning Commission. Town Center has approved it but they still have to get to Planning Commission.

Dr. Goist – Okay this meeting is adjourned.

Meeting adjourned at 8:20 p.m.

Signature on File
Glenn Goist, Chairman

Signature on File
Kathryn A. Zamrzla, Sec'y

April 9, 2008
Approval Date