

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

**Meeting of  
February 23, 2011  
7:30 p.m.**

Present - Board of Appeals Members: Glenn Goist; Rich Baldin; Ken Evans; Frank Bohac;  
Bill Harr

Administration: Assistant Law Director: Dan Kolick

Building Department Representative: Joe Allen

Recording Secretary: Kathryn Zamrzla

The Board members discussed the following:

**1) TIMOTHY TENNANT, OWNER**

Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.32 (K) (3) E, which requires a 30' Rear Yard Setback and where a 25' Rear Yard Setback is proposed in order to construct a Storage Addition; property located at 17755 Fairfax Lane PPN 397-20-048 zoned R1-75.

**The Board stated that they all went to see the property. Dr. Goist thanked the applicant for marking the lot.**

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

**MINUTES OF MEETING**

**February 23, 2011**

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

Present: Dr. Goist  
Mr. Baldin  
Mr. Bohac  
Mr. Evans  
Mr. Harr

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 23, 2011 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 minutes from the meeting on February 9, 2011 and January 26, 2011. If there are no corrections or additions, I would entertain a motion to approve.

Mr. Baldin – Motion to approve.

Mr. Bohac – 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 in the audience if you would like to speak before this Board, please stand and our City Assistant Law Director will swear you in.

Mr. Kolick then stated the oath to those standing.

1) **TIMOTHY TENNANT, OWNER**

Requesting a 5' Rear Yard Setback variance from Zoning Code Section 1252.32 (K) (3) E, which requires a 30' Rear Yard Setback and where a 25' Rear Yard Setback is proposed in order to construct a Storage Addition; property located at 17755 Fairfax Lane PPN 397-20-048 zoned R1-75.

Dr. Goist – We have no New Applications and we have one Public Hearing. The Public Hearing is for Timothy Tennant. Mr. Tennant, if you would like to come forward and give us your name and address, and again, go over briefly your request for the variance.

Mr. Tennant – My name is Tim Tennant. My address is 17755 Fairfax Lane in the 44136 zip code. I am requesting a 5' Rear Yard Setback variance to construct a storage unit shed to our existing home on the east side of the property.

Dr. Goist – Okay. Board members, do you have questions of Mr. Tennant?

Mr. Baldin - Mr. Chairman?

Dr. Goist – Yes, Mr. Baldin?

Mr. Baldin – I would probably direct this more to our Building Department. On the construction of this particular addition – not addition because it's not an addition. It's basically a shed. Joe, would he have to meet all the firewall requirements, et cetera and so forth? What does he need to put in there?

Mr. Allen – That is correct. This is an addition. It is not considered a shed and the only requirement that he would have is that the common wall would have to have a 1/2" drywall, which would give it a twenty minute rating.

Mr. Baldin – Thank you.

Dr. Goist – You understood that, Mr. Tennant?

Mr. Tennant – Yes.

Dr. Goist – Any other questions?

Mr. Harr – Mr. Chairman?

Dr. Goist – Yes, Mr. Harr?

Mr. Harr – Just to clarify for the applicant, that is for use as a shed, correct Mr. Allen? If he were to ever enclose this and use it as living space he would have a very different set of requirements.

1) **TIMOTHY TENNANT, OWNER, Cont'd**

Mr. Allen – This is to be used as a shed but it is considered an addition. It is not considered to be a shed by the Code. Yes, if he would want to make it habitable, I spoke with him briefly on the things that he would have to do to make it a habitable space.

Mr. Harr – I guess, once again, just to clarify for the record, we do have a letter from the homeowners association and they have no objections. Is that correct, Mr. Chairman?

Dr. Goist – Yes.

Mr. Harr – For the applicant, again, we had some of this discussion at the last meeting and I just want to clarify this again, the house as it sits today actually encroaches into the setback as well through no fault of your own. That was a builder setback error, if you will. So, we're actually there already. I have no other questions, Mr. Chairman.

Mr. Baldin – That is one of the reasons why I don't really have a problem with this since the home was built within the setback. Thank you.

Dr. Goist – Any other questions? This is a Public Hearing. Is there anyone here who would like to speak for this variance? Is there anyone who would like to speak against this variance? You can come forward and give us your name and address please.

Mr. Roethler – Pete Roethler and I live behind Tim. My only question was –

Dr. Goist – Please give us your address.

Mr. Roethler – I'm sorry. It's 18070 Brick Mill Run and it is 44136 and I do own the home catty-corner behind Tim's house. The question that myself and my neighbor had – the Green's – is that we must have read this improperly because it says addition. We didn't know what side of the house it was going on and was it going to have any issue as far as drainage because all of our properties go to the common property, common area, and we were concerned about drainage, if there was going to be adequate drainage that was going to continue to carry the water appropriately.

Mr. Allen – Mr. Chairman?

Dr. Goist – Yes, Mr. Allen?

Mr. Allen – I assume there is an existing swale on the back of the property and there is a swale easement. This is not even going to be near the swale. It's going to be back so it should not impact the drainage at all.

Mr. Roethler – There wouldn't be any issues with water running in the back yards? Okay. Thank you.

1) **TIMOTHY TENNANT, OWNER, Cont'd**

Dr. Goist – You are the only person who came to ask a question so –

Mr. Roethler – That is correct. My neighbor Sam Green is traveling tonight and he couldn't be here.

Dr. Goist – Okay. Is there anyone else? If not, I'll entertain a motion.

Mr. Evans – Mr. Chairman, before you do that, if I may, I will need to recuse myself as I am a trustee of the High Point Homeowner's Association. So I will be abstaining from the vote.

Mr. Harr – Mr. Chairman, I make a motion that a request for a 5' Rear Yard Setback variance from Zoning Code Section 1252.32 (K) (3) E, which requires a 30' Rear Yard Setback and where a 25' Rear Yard Setback is proposed in order to construct a Storage Addition; property located at 17755 Fairfax Lane PPN 397-20-048 zoned R1-75 be approved.

Mr. Bohac – Second.

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

ROLL CALL:                      ALL AYES:                      MOTION CARRIED

Dr. Goist – Okay, Mr. Tennant, your variance has been approved. There is a twenty day waiting period and then you go back to the Building Department and they will walk you through the permit process.

Mr. Tennant – Thank you.

Dr. Goist – Thank you. Any other business to come before the Board?

Mr. Baldin – Mr. Chairman, are you going to be gone next month?

Dr. Goist – Yes, I will be gone the whole month.

Mr. Bohac – Have a great vacation.

Dr. Goist – Thank you. Meeting adjourned.

Meeting adjourned by Dr. Goist at 8:07 p.m.

<u>Signature on File</u>	<u>Signature on File</u>	<u>March 23, 2011</u>
Dr. Goist, Chairman	Kathryn A. Zamrzla, Sec'y	Approval Date