

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

**Meeting of
February 9, 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.

Mr. Harr stated that the variance may be minimized by moving the addition closer to the street and that he will pay close attention to where the house to the east sits. The owner brought an approval letter from the High Point Homeowner's Association.

Other Business:

The Chairman stated that the next caucus on February 23, 2011 will begin at 7:50 p.m. if Mr. Tennant is the only item on the agenda.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

February 9, 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 9, 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 only have one person in the audience and if you would like to stand, 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 only have one New Application today who is Timothy Tennant. Mr. Tennant, if you would give us your name and address for the record and speak into the microphone and tell us why you're here and what you're asking for.

Mr. Tennant – My name is Timothy Tennant. I live at 17755 Fairfax Lane in Strongsville. I'm asking for a variance due to the fact that the homeowner's association does not allow sheds to be built on our property so we're looking to put an attached addition to the existing home that will currently be used for storage.

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

Dr. Goist – Okay. For the record, I want to say that we have a letter from your homeowner's association that has approved your addition and I'm going to open it up to the members of the Board for any questions.

Mr. Baldin – Mr. Chairman?

Dr. Goist – Yes, Mr. Baldin?

Mr. Baldin – Sir, is this the best location for this addition? Do you need to move it one way or another? Is there any reason why?

Mr. Tennant – Right now it's for aesthetics where the window is and also in the future, if it was ever wanted to be turned into part of the home, the family room is behind its current location.

Mr. Baldin – Thank you.

Dr. Goist – Any other questions?

Mr. Harr – Mr. Chairman?

Dr. Goist – Yes?

Dr. Goist – Yes, Mr. Tennant, looking at the drawing I realize it might not be perfectly to scale. You do have some room apparently that it could be slid a little bit towards the street, closer to the window there, to try to minimize your variance request. There is nothing structural. It's really an aesthetic issue.

Mr. Tennant – Correct.

Mr. Harr – Have you had any conversations with the neighbor on that side of your home?

Mr. Tennant – He is aware of what we are filing for and what we want to construct.

Mr. Harr – The structure from a Building Code standpoint – you will meet all the necessary Codes – you understand that there are special requirements if it's going to be attached to your home?

Mr. Tennant – Yes.

Mr. Harr – And potentially, Mr. Allen, I don't know if there are any additional requirements in the event that he wants to make sure that structure could be part of the home in the future.

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

Mr. Allen – Mr. Chairman, if he decides to make that a habitable area, there are different requirements that you would have to meet. So, if that is what you're proposing to do you should meet those requirements now.

Mr. Harr – I have no other questions until I see it.

Dr. Goist – Mr. Tennant, would you please mark the corners of your structure so that when we all come to your house we can see where you are adding on.

Mr. Tennant – Okay.

Dr. Goist – Any other questions, Board members?

Mr. Baldin – I have no further questions, Mr. Chairman.

Dr. Goist – Okay. If not, your Public Hearing will be February the 23rd. All of your neighbors within 500' will be receiving a notice inviting them to the Public Hearing to speak for or against your variance. I happen to know where your house is and there will be a lot of people notified. You may want to talk to your neighbors because they're all going to say, "What's going on" and you can make it easier.

Mr. Tennant – Okay. Thank you very much.

Mr. Goist – Any other business to come before the Board? If not, meeting adjourned.

Meeting adjourned by Dr. Goist at 8:04 p.m.

Signature on File
Dr. Goist, Chairman

Signature on File
Kathryn A. Zamrzla, Sec'y

February 23, 2011
Approval Date