

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

**Meeting of
May 26, 2010
7:30 p.m.**

Present - Board of Appeals Members: Glenn Goist; Rich Baldin; William Harr; Frank Bohac
Administration: Assistant Law Director, Dan Kolick;
Building Department Representative, Joe Allen
Recording Secretary, Kathryn Zamrzla

The Board members discussed the following:

1) A TASTE OF EXCELLENCE CATERING

- a) Requesting a 1.9% Building Area Coverage variance from Zoning Code Section 1258.09, which allows a 25% maximum Building Area Coverage and where a 26.9% Building Area Coverage exists in order to permit an existing building to be developed for General Retail Use;
- b) Requesting a 3.4' Front Yard Building Setback variance from Zoning Code Section 1258.11, which requires a 125' Front Yard Building Setback from the centerline of Pearl Road and where a 121.6' Front Yard Building Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- c) Requesting a 26.8' Front Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 75' Front Yard Parking Setback from Pearl Road and where a 48.2' Front Yard Parking Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- d) Requesting a 5' Side Yard Building Setback variance from Zoning Code Section 1258.11, which requires a 5' Side Yard Building Setback (North) abutting a non-residential district and where a 0' Side Yard Building Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- e) Requesting a 5' Side Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 5' Side Yard Parking Setback (North) abutting a non-residential district and where a 0' Side Yard Parking Setback is proposed in order to permit an existing building to be developed for General Retail Use;

1) **A TASTE OF EXCELLENCE CATERING, Cont'd**

- f) Requesting a 5' Side Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 5' Side Yard Parking Setback (South) abutting a non-residential district and where a 0' Side Yard Parking Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- g) Requesting a 5' Rear Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 5' Rear Yard Parking Setback (West) abutting a non-residential district and where a 0' Rear Yard Parking Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- h) Requesting a .2' Rear Yard Building Setback variance from Zoning Code Section 1258.11, which requires a 10' Rear Yard Building Setback (West) abutting a non-residential district and where a 9.8' Rear Yard Building Setback is proposed in order to permit an existing building to be developed for General Retail Use; property located at 16888 Pearl Road PPN 393-34-002 and 393-34-014 zoned Restaurant-Recreational Service (R-RS).

Dr. Goist and Mr. Bohac both agreed that this seems like a general housekeeping group of variances for an existing building. Mr. Kolick stated that the applicant will have extra space for other businesses than theirs. Mr. Kolick also stated that the building didn't meet the current setback Codes even before the road was widened. Mr. Kolick stated that the applicant would need to return to Planning Commission and the Architectural Review Board.

2) **CHARLES CONNORS, OWNER**

Requesting an 8' Setback variance from Zoning Code Section 1252.17 (c), which requires that the fence be located within the setback of the main building and where the applicant is proposing a 6' high fence 8' beyond the setback of the main building; property located at 10744 Waterfall Road PPN 391-05-025 zoned R1-75.

Dr. Goist stated that the homeowner's association letter approval was in the packet.

3) **TANIOS AND DEBORAH INA, OWNER**

Requesting a 6' variance from Zoning Code Section 1252.05 Table, which requires a 50' Rear Yard Setback and where a 44' Rear Yard Setback is proposed in order to construct an Addition; property located at 18182 Fern Canyon Drive PPN 397-23-078 zoned R1-75.

Ms. Zamrzla stated that we have not received the homeowner's association letter for this applicant yet.

(G) PUBLIC HEARING

4) DALE AND CATHY HAWK, OWNERS

Requesting an 8' variance from Zoning Code Section 1252.15 (a), which prohibits placing an Accessory Building in the Side Yard and where a 10' x 16' Accessory Building is proposed to project 8' into the Side Yard; property located at 15274 Drake Road PPN 399-15-034 zoned R1-75.

Mr. Harr stated that the shed placement would be far less intrusive in the proposed spot than any other place. Dr. Goist stated that the other shed will be coming down.

5) PETER LABOCKI, OWNER

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.04 (f) and 1252.05 Table, which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a Three Season Room; property located at 18802 South Inlet Drive PPN 399-32-127 zoned R1-75.

Mr. Harr stated that there is common ground to the rear of the property. All the Board members agreed that the property is very nicely kept. The Board members stated that there is no homeowner's association for South Inlet.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

May 26, 2010

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

Present: Dr. Goist
Mr. Baldin
Mr. Bohac
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 May 26, 2010 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 FOR MR. EVANS

Mr. Harr – I would like to make a motion to excuse Mr. Evans for good cause.

Mr. Baldin – 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 in our packets from April 28, 2010 and May 6, 2010. If there are no additions or corrections, I’ll entertain a motion to approve the minutes as submitted.

Mr. Baldin – I’ll make a motion to approve.

Mr. Bohac – 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 - If there is anyone in the audience who would like to speak in front of this Board this evening, if you would now please rise and be sworn in by our Assistant Law Director.

Mr. Kolick then stated the oath to those standing.

Dr. Goist – Our meeting are in two portions and the first is New Applicants and the second portion is our Public Hearings.

1) A TASTE OF EXCELLENCE CATERING, OWNER

- a) Requesting a 1.9% Building Area Coverage variance from Zoning Code Section 1258.09, which allows a 25% maximum Building Area Coverage and where a 26.9% Building Area Coverage exists in order to permit an existing building to be developed for General Retail Use;
- b) Requesting a 3.4’’ Front Yard Building Setback variance from Zoning Code Section 1258.11, which requires a 125’ Front Yard Building Setback from the centerline of Pearl Road and where a 121.6’ Front Yard Building Setback is proposed in order to permit an existing building to be developed for General Retail Use;
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1) **A TASTE OF EXCELLENCE CATERING, OWNER, Cont'd**

- g) Requesting a 5' Rear Yard Parking Setback variance from Zoning Code Section 1258.11, which requires a 5' Rear Yard Parking Setback (West) abutting a non-residential district and where a 0' Rear Yard Parking Setback is proposed in order to permit an existing building to be developed for General Retail Use;
- h) Requesting a .2' Rear Yard Building Setback variance from Zoning Code Section 1258.11, which requires a 10' Rear Yard Building Setback (West) abutting a non-residential district and where a 9.8' Rear Yard Building Setback is proposed in order to permit an existing building to be developed for General Retail Use; property located at 16888 Pearl Road PPN 393-34-002 and 393-34-014 zoned Restaurant-Recreational Service (R-RS).

Dr. Goist - Our first New Applicant is A Taste of Excellence Catering. If you would like to come forward and give us your name and address and then we will go through the multiple variances.

Mr. Harr - Mr. Chairman, if I may, due to possible conflict, I will abstain from any discussion or voting on this variance request.

Dr. Goist – Okay, thank you, Mr. Harr. Now you may go ahead with your name and address.

Mr. Morand – My name is Kevin Morand. My address is 24551 Detroit Road in Westlake, Ohio 44145. I'm the architect for this project and I'm here to request the variances that are listed on the agenda.

Dr. Goist – I see that most of the variances and in reading through them, they seem to be a matter of housekeeping before this project goes to the Architectural Review Board.

Mr. Morand – All of the variances represent existing conditions for the property. The parking lots go all the way to the lot lines. The building is where it is. It must have been approved under a previous Zoning Code and at this time under the current Code, these eight items are non-compliant.

Dr. Goist – We all understand that. If you would like to go through each one and tell us what they are, for the record, and then if we have questions, we'll ask any questions after that.

Mr. Morand – Okay, the first variance request involves the maximum building area coverage on the lot and it's an existing building and an existing lot and it's a 1.9 percent variance from the Code. The second variance is a front yard building setback variance from the centerline of Pearl Road 125' of which is required and our existing building is 121.6' and we're not changing the footprint of the building. We're not adding to it and we're not subtracting from

1) **A TASTE OF EXCELLENCE CATERING, OWNER, Cont'd**

Mr. Morand continues - it. The third variance is a front parking setback where 75' is required and we're requesting 48.2'. The property is in the area of Pearl Road that is being widened right now and it was in non-compliance before and even with the widening it's still not in compliance. Fortunately, we were able to get the required number of parking spaces for the uses here so we're not requesting a parking variance.

Mr. Baldin – Excuse me, Mr. Morand. Mr. Kolick, the development of Pearl Road, they will be putting curbs in, right?

Mr. Kolick – Yes.

Mr. Baldin – Right now you can just pull right off.

Mr. Kolick – No, there will be curbs in there and there will be an access drive into the premises. In fact, it's shown on your plans, the location of the drive.

Mr. Baldin – Thank you.

Mr. Morand – Our site plan shows the new access drive and there will be curbs installed along the sidewalk and in the parking lot. The next request is for a side yard building setback and it's from the north side of the building. The building is right on the property line where 5' setback is required. The next request is the side yard parking setback and from both the north and the south side yard properties, the existing parking lot is right on the property line and a 5' setback is required. The next variance is a rear yard parking setback and again, the existing parking pavement is all the way to the lot line and a 5' setback is required. The last request is a rear building setback. Ten feet is required and the existing building sits 9.8' off the property line.

Dr. Goist – Thank you. I appreciate your explanation. You did a good job of explaining what you're going to do and why. One of the questions that we usually ask just to get a little bit of a thumbnail sketch to know what the plans are. You say you have enough parking and I assume that you do. Are you going to have people come off the street to buy food or is this strictly catering where they fix the food and take it off the premises?

Mr. Morand – Fixing the food and taking it off the premises. They will not be serving food in the catering portion of the building.

Dr. Goist – Okay. That's my one question. Board members?

Mr. Morand – In caucus you were mentioning what the building was going to look like. (Holding up two drawings) This is what it looks like today and this is what the changes will be.

1) **A TASTE OF EXCELLENCE CATERING, OWNER, Cont'd**

Mr. Baldin – Very nice.

Mr. Bohac – I have a question. I know the facility on Snow Road is pretty big. Are you going to have enough room behind the building to store all their trucks?

Mr. Morand – Yes.

Mr. Bohac – I know they have quite a few of them. Okay. I have no other questions.

Mr. Baldin - Mr. Chairman? Good question Frank. I'm very familiar with the building. I've been in Strongsville for a number of years and I know the building. I can totally understand why you need these variances and you're requesting them. That's my only comment.

Dr. Goist – Any other comments?

Mr. Kolick - Mr. Chairman?

Dr. Goist – Yes?

Mr. Kolick – For the applicant, if they haven't already, make sure they get in to see our City Planner. They need to get that consolidation plat that was mentioned at Planning Commission for the parcel and then he was also talking about some type of wing wall or try to do some shielding in some of that parking around Pearl Road. You need to talk to him about that as well.

Mr. Morand – We have already authorized the surveyor to prepare the consolidation plat. That is in progress now.

Mr. Kolick – Talk to the City Planner about the wall. He was looking for something since we know it's tight. Since the parking is coming right up to the sidewalk or right to the right-of-way, he mentioned maybe you could do a little bit of shielding with a new low rise wall or something. Talk to the City Planner.

Mr. Morand – Is that Bob Hill?

Mr. Kolick – Yes. Thank you.

Dr. Goist – Thank you, Mr. Morand, for the explanations. Your Public Hearing will be June 9, 2010.

Mr. Baldin - Mr. Chairman, I have one more question. What is your timeline approximately? Do you have any idea?

1) **A TASTE OF EXCELLENCE CATERING, OWNER, Cont'd**

Mr. Morand – We would like to get the remodeling and the construction started this summer and finish it some time in the fall. Right now the Pearl Road work is installing a 4' sewer pipe across the parking lot of this property. It's kind of holding up any exterior site improvements until that is done. Then we have to go to Architectural Review Board and we have to go back to Planning Commission. We'll probably not have permits until some time in July and hopefully the construction will be done sometime this fall.

Dr. Goist – Thank you. Also, Mr. Morand, you do not have to stay for the rest of the meeting.

Mr. Morand – Okay, thank you.

RULING: SET FOR PUBLIC HEARING JUNE 9, 2010

2) **CHARLES CONNORS, OWNER**

Requesting an 8' Setback variance from Zoning Code Section 1252.17 (c), which requires that the fence be located within the setback of the main building and where the applicant is proposing a 6' high fence 8' beyond the setback of the main building; property located at 10744 Waterfall Road PPN 391-05-025 zoned R1-75.

Dr. Goist – Our next New Application is Charles Connors. If you would come forward and give us your name and address please and tell us what you're requesting.

Mr. Connors – I'm Charles Connors and I reside at 10744 Waterfall Road in Strongsville and I have a plan here – do you people have a plan too?

Dr. Goist – Yes.

Mr. Connors – On the right hand side down the house – the house is an L-shaped ranch. What I'm asking for is 8' out on the sidewalk side to cover my vegetable garden. I'm on a corner lot.

Dr. Goist – Is your garden just on that side and all the way back? Why would you not keep the garden within the house?

Mr. Connors – There is a fence there now going from one corner of the house to the other, which will come out and I'm requesting a fence to go 8' out and back within 8' of the other people's lot line. I want to stay 8' inside their lot line.

Dr. Goist – I guess my question is, if you had to you actually could stay right at the edge of your house if you had to. Am I right? Why are you asking for the 8'?

Mr. Connors – Right off the corner there?

2) **CHARLES CONNORS, OWNER, Cont'd**

Dr. Goist – Right off the corner. That's what the Code is.

Mr. Connors – I could go with that if I had to. I have a garden in there now but I could go straight out if I had to, yes. I need the 8' to cover the garden so the neighbors won't have an eyesore out there.

Mr. Harr - Mr. Chairman?

Dr. Goist – Yes?

Mr. Harr – I guess what we're asking, the garden that you have presently is outside the fence?

Mr. Connors – Yes, it's outside the fence. It's an eyesore for people passing.

Mr. Harr – Is it not possible for the garden to be moved in?

Mr. Connors – That would be a lot of work to move it.

Mr. Harr – Not having seen it –

Mr. Connors – Since I'm going to have to put a new fence up I thought I would move it out 8' to include the garden then it would be all concealed and nobody would see it.

Dr. Goist – Mr. Connors, let me explain something to you and our Board members can also explain. One of our obligations to be on this Board is to try to minimize the variances and in this case, we're going to look at this fairly close because you could go off the end of your house and not need a variance. I realize that you're saying that for you and your garden that –

Mr. Connors – That wouldn't do me any good. I wouldn't be hiding my garden from the public that goes by there.

Dr. Goist – But you wouldn't need a variance. That variance stays with the house from then on. It does not change. If you ask for an 8' variance and we give it to you, then we're going to have the next person come in and ask for an 8' variance for the very same type of situation, which is what we are charged with trying to avoid. We do have a letter from your homeowner's association that says there are –

Mr. Connors – They agree with me.

Dr. Goist – I understand that. We'll take that into consideration and we'll have a Public Hearing and we'll see if any of the neighbors have any other objections.

2) **CHARLES CONNORS, OWNER, Cont'd**

Mr. Connors – I haven't heard anybody object but the garden is an eyesore but if I was a neighbor of mine -

Mr. Harr - Mr. Chairman?

Dr. Goist – Yes?

Mr. Harr – So, where you are proposing to put the fence, by your measurements, you would be 22' from the sidewalk, the inside edge of the sidewalk.

Mr. Connors – It's not going to be close to the sidewalk.

Mr. Harr – What is across the road, another residence?

Mr. Connors – There is a house and it's on the blank side of the house. It's not facing my house.

Mr. Harr – We would ask if you could put a stake at your three corners at where the proposed fence will go for when we come out to your house.

Mr. Connors – I don't understand that.

Mr. Harr – Do you understand what I'm saying?

Ms. Connors – Yes.

Mr. Harr – So that we can visually see exactly –

Ms. Connors – You can see it now because it's just a blank piece of dirt. It's just dirt right now and then the grass starts. You have the fence, 6' of dirt where we took out shrubs –

Dr. Goist – Would you come forward please and give us your name and address.

Ms. Connors – I'm sorry. My name is Kathy Connors and I live at 10744 Waterfall with my parents and he actually took out large shrubs that were on that side of the property when we moved in two years ago so there is this dirt there that we have been trying to use as a garden and it hasn't worked out that well for us because even though the dirt is there, the deer come by and eat it. Even if we don't get the fence approval we're going to have to put up some kind of temporary fencing and that is going to look worse than having the fence there.

Mr. Harr – What is inside where the existing fence is now?

2) **CHARLES CONNORS, OWNER, Cont'd**

Ms. Connors – Grass. It's a small area. We have a large yard but the people that lived there before only had a small area enclosed with their fence like a courtyard type of thing.

Mr. Harr – I realize the drawing may not be to scale and maybe that is part of it. We look at it and we say it looks like a pretty big area right there but it may not necessarily be depending on how big the house is.

Ms. Connors – This house is a nice size but the enclosure goes from the corner of the house out to where it L-shapes so it's a small enclosed fenced area now.

Mr. Harr – Whatever you can do to indicate to us where that fence line is going to be particularly the one that is causing the problem on the one side. I don't have any other questions until we see it.

Dr. Goist – Any other questions?

Mr. Baldin - Mr. Chairman?

Dr. Goist – Yes?

Mr. Baldin – Mr. Connors, you have been trying to garden there for the last couple of years after you took out the shrubs? Is that right?

Mr. Connors – Thirty year old shrubs.

Mr. Baldin – They're really dead stuff. I had to take some of those out too. So, everything has been grass except for that one little section of dirt.

Ms. Connors – Right.

Mr. Baldin – Okay, so you haven't had a garden in the past?

Ms. Connors – We have but we had to take the shrubs out. We had an area this wide (indicating) right up against the house and it's not very big and we tried to plant stuff there but we had this empty space that is already there and we want to utilize it.

Mr. Baldin – Keep him busy so he has something to do this summer.

Ms. Connors – Yes, and we like to keep him inside the fence so that if he falls, he's not laying out there all day outside the fence.

Mr. Baldin – No further questions.

2) **CHARLES CONNORS, OWNER, Cont'd**

Dr. Goist – Your Public Hearing will be June the 9th. All your neighbors within 500' will get a letter what you're proposing so talk to your neighbors so they know and if you can get them to be favorable that will certainly help us.

Mr. Connors – I have talked to my neighbor on the closest side and he said he didn't care and there is 6' from my lot into the fence to his lot there. From his house to my lot is okay.

Dr. Goist – Thank you, Mr. Connors.

Mr. Bohac – Thank you both.

Mr. Baldin– Have a good weekend.

RULING: SET FOR PUBLIC HEARING JUNE 9, 2010

3) **TANIOS AND DEBORAH INA, OWNER**

Requesting a 6' variance from Zoning Code Section 1252.05 Table, which requires a 50' Rear Yard Setback and where a 44' Rear Yard Setback is proposed in order to construct an Addition; property located at 18182 Fern Canyon Drive PPN 397-23-078 zoned R1-75.

Dr. Goist – Our next New Applicant is Tanios and Deborah Ina.

Ms. Zamrzla - Dr. Goist?

Dr. Goist – Yes?

Ms. Zamrzla – They are not represented here. I have called all three of his phone numbers on his application and there is no answer.

Dr. Goist – So, do we still schedule it for a Public Hearing, Mr. Kolick?

Mr. Kolick – We can, if he is not here, unless there are specific questions that you feel that you can't have answered at the Public Hearing or when you go out to see it. Let's just keep it moving at this point. I would be reluctant if it was a Public Hearing and they are not here but for a New Application, I think we can hear the New Application.

Mr. Harr - Mr. Chairman?

Dr. Goist – Yes?

3) **TANIOS AND DEBORAH INA, OWNER, Cont'd**

Mr. Harr – Could I suggest that we try to reach the party to inquire about a letter from the association and to ask if they can mark the site for us.

Dr. Goist – Do we need to read this into the record?

Mr. Kolick – No, we'll just indicate that there is no one here for the applicant and we will set it for a Public Hearing.

RULING: SET FOR PUBLIC HEARING JUNE 9, 2010

(G) **PUBLIC HEARINGS**

Dr. Goist – Now we switch to our Public Hearings. Mr. Connors, you do not have to stay.

4) **DALE AND CATHY HAWK, OWNERS**

Requesting an 8' variance from Zoning Code Section 1252.15 (a), which prohibits placing an Accessory Building in the Side Yard and where a 10' x 16' Accessory Building is proposed to project 8' into the Side Yard; property located at 15274 Drake Road PPN 399-15-034 zoned R1-75.

Dr. Goist – Our first Public Hearing is Dale and Cathy Hawk. If you would come forward and give us your name and address, please.

Mr. Hawk – Good evening. My name is Dale Hawk and this is my wife Cathy. We live at 15274 Drake Road and we're here tonight to seek a variance for a shed in our side yard.

Dr. Goist – Okay, and you're asking for an 8' variance. We have all been to the property. I think that my own personal opinion, and you heard us talk in caucus, is that it's probably the best and only place – well, not the only but certainly the best place in your yard to put it.

Mr. Hawk – Aesthetically, I think it will look nice for everybody.

Dr. Goist – I would ask the Board members if they have any further questions. If not, I really don't.

Mr. Baldin – Mr. Chairman?

Dr. Goist – Yes?

Mr. Baldin – Since I wasn't here, but I think you presented my feelings, because you and I talked this afternoon. I don't have any problems with that and I agree that it's the only location for that.

4) **DALE AND CATHY HAWK, OWNERS, Cont'd**

Mr. Hawk – Thank you.

Mr. Baldin – You're welcome.

Mr. Harr – I agree, Mr. Chairman. I think any other location really impacts the neighbor on Greenbriar there and any concerns that we might have from a visual standpoint from Drake Road are mitigated by the change in elevation that you have along side the lot.

Dr. Goist – This is a Public Hearing. Is there anyone who would like to speak for this variance? If not, is there anyone who would like to speak against this variance? Seeing none and hearing none, I will entertain a motion.

Mr. Baldin - Mr. Chairman, I move that a request for an 8' variance from Zoning Code Section 1252.15 (a), which prohibits placing an Accessory Building in the Side Yard and where a 10' x 16' Accessory Building is proposed to project 8' into the Side Yard; property located at 15274 Drake Road PPN 399-15-034 zoned R1-75 be approved.

Mr. Bohac – Second.

Mr. Kolick - Mr. Chairman?

Dr. Goist – Yes?

Mr. Kolick – I think the record should reflect that the shed that is on the property will be coming down. Correct?

Mr. Hawk – Absolutely. That shed will be coming down.

Mr. Harr – The proposed shed will be the only shed on the property.

Mr. Hawk – There will be only one shed in our yard.

Dr. Goist – Thank you, Mr. Kolick. We have a motion and a second. Kathy, will you call the roll.

ROLL CALL:

ALL AYES:

MOTION CARRIED

Dr. Goist – Mr. Hawk, your variance has been approved. There is a twenty-day waiting period and if you will get with the Building Department and they will issue you a building permit when it's the correct time.

Mr. Hawk – Cathy and I would like to say thank you to you all. Thank you very much.

4) **DALE AND CATHY HAWK, OWNERS, Cont'd**

Mr. Bohac – Thank you.

Mr. Baldin – Have a good weekend.

RULING: VARIANCE APPROVED

5) **PETER LABOCKI, OWNER**

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.04 (f) and 1252.05 Table, which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a Three Season Room; property located at 18802 South Inlet Drive PPN 399-32-127 zoned R1-75.

Dr. Goist – Our last Public Hearing is Peter Labocki. If you would like to come forward and give us your name and address first please.

Mr. Labocki – My name is Pete Labocki, 18802 South Inlet, Strongsville, Ohio.

Dr. Goist – Okay, if you would like to go through your variance and tell us what you're requesting.

Mr. Labocki – I am requesting a 10' variance for my three season porch.

Dr. Goist – And you're asking for a 10' Rear Yard Setback variance. That is the only thing you're asking for is that 10' Rear Yard Setback.

Mr. Labocki – Yes.

Mr. Baldin - Mr. Chairman? Looking at the property there, he has a very nice piece of property and it's kept up well. I don't see any real problems for this gentlemen and his family to try to enjoy a three season room, personally.

Mr. Harr - Mr. Chairman?

Dr. Goist – Yes?

Mr. Harr – I would echo those comments. There is a common area border at the back of the property. It's a very short rear yard but it does have mature trees back there. The house is on the other side of the back yard. The setback is not nearly as severe so there is a good distance. I really don't see any problem with it.

Dr. Goist – I agree. Mr. Bohac?

