

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

**Meeting of
October 6, 2010
7:30 p.m.**

Present - Board of Appeals Members: Rich Baldin; Ken Evans; 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) **ALBERT AND FRANCES LECHLER, OWNER/ John D'Amico, Representative**

Requesting a 157 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 480 SF Floor Area is proposed in order to construct an Accessory Building; property located at 9890 Fairtree Drive PPN 391-24-015 zoned R1-75.

The Board stated that the applicant changed the description of the building to an accessory building, changed the door and deleted the paver driveway. Mr. Harr discussed being consistent with previous variances that the Board approved for driveways. Joe Allen stated that an accessory building used for a vehicle is a garage and that an accessory building not used for storing vehicles can have any sized door on it. He stated that the Board could place conditions on the variances for future owners such as using the accessory building for non-motorized vehicles only.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

October 6, 2010

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

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

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

Mr. Baldin – Good evening, ladies and gentlemen. I'd like to call this October 6, 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 DR. GOIST

Mr. Baldin – We need a motion to excuse Dr. Goist.

Mr. Harr – I make a motion to excuse Dr. Goist for good cause.

Mr. Bohac – Second.

Mr. Baldin – We have a motion to excuse Dr. Goist and a second. Roll call.

ROLL CALL: ALL AYES: MOTION CARRIED

Mr. Baldin – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. Our meetings are normally in two parts, New Applications and Public Hearings. This evening we have no New Applications so we will go right into Public Hearings and our first Public Hearing is Albert and Francis Lechler. First, we need to swear anyone in who wishes to speak. If you will please stand.

Mr. Kolick then stated the oath to those standing.

1) **ALBERT AND FRANCES LECHLER, OWNER/ John D'Amico,**
Representative

Requesting a 157 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 480 SF Floor Area is proposed in order to construct an Accessory Building; property located at 9890 Fairtree Drive PPN 391-24-015 zoned R1-75.

Mr. Baldin – Albert and Francis Lechler, if you will please come forward and give us your name and address.

Mr. D'Amico – My name is John D'Amico. I'm with the Great Garage Company. Our address is 8550 Wallings Road in North Royalton.

Mr. Baldin – John, you're looking for a variance for this accessory building because you're putting this little patio on the side of it.

Mr. D'Amico – That is correct.

Mr. Baldin – Also, there was some conversation about the size of the door that you are going to put on this building at our last meeting and also in our caucus. You're looking to put on a 9' door?

Mr. D'Amico – That is correct, 9' by 7'.

Mr. Baldin – And the reason for that again?

Mr. D'Amico – My clients have a large piece of mowing equipment that needs more clearance to be able to get that in. It's a commercial piece of mowing equipment.

Mr. Baldin – Okay, so they are not going to be running any type of business out of there?

Mr. D'Amico – No, sir.

Mr. Baldin – Or storing any motor vehicles in there?

Mr. D'Amico – No, motor vehicles at all.

Mr. Baldin – Otherwise, you would need to put in a hard surface to the building. You're saying that none of that is going to take place?

Mr. D'Amico – That is correct, sir.

Mr. Baldin – Does anyone on the Board have any questions? Is there anyone in the audience who would like to speak for or against this variance? Please state your name and address.

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Mr. D'Amico – Thank you.

Mr. Baldin – You're welcome. Any other business to come before this Board? Meeting adjourned.

Meeting adjourned by Mr. Baldin at 8:06 p.m.

<u>Signature on File</u>	<u>Signature on File</u>	<u>November 17, 2010</u>
Dr. Goist, Chairman	Kathryn Z. Zamrzla, Sec'y	Approval Date