

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS
Meeting of
December 20, 2023**

Board of Appeals Members Present: Dustin Hayden, Ken Evans, John Rusnov, Dave Houlé, Richard Baldin

Administration: Assistant Law Director Daniel Kolick

Assistant Building Commissioner: Steve Molnar

Recording Secretary: Mitzi Anderson

The Board members discussed the following:

1) BERNARD POLOMSKI & KELLEY CARMELI (OWNERS)

Requesting a 6" front yard setback variance from Zoning Code Section 1252.04(d)(3), which requires a 42.5' front yard setback and where a 42' front yard setback is proposed to construct a 58 SF garage addition, property located at 16973 Deer Path Drive, PPN 397-11-094, zoned R1-75

Mr. Hayden – Item number one on the agenda is for 16973 Deer Path Drive, which is a request for a 6" front yard setback variance. This homeowner was at a previous meeting and was asking for an 8' front yard setback variance. I see no real issue with this request.

Mr. Rusnov – You would not be able to notice.

Mr. Evans – We do appreciate the fact that they went back and reworked the variance.

Mr. Houlé – The side is still the same and there are no issues there.

Mr. Rusnov – They are requesting a 58 SF addition.

Mr. Baldin – Hopefully this works for them.

The Board members approved with corrections the minutes for December 6, 2023.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
December 20, 2023
7:00 PM**

The meeting was called to order at 7:00 PM by Mr. Hayden.

Present:

Mr. Rusnov
Mr. Houlé
Mr. Evans
Mr. Hayden
Mr. Baldin

Also Present:

Mr. Kolick, Assistant Law Director
Mr. Steve Molnar, Asst. Building Commissioner
Mrs. Anderson, Recording Secretary

Mr. Hayden – I would like to call this December 20, 2023 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL:	MR. BALDIN	PRESENT
	MR. RUSNOV	PRESENT
	MR. HOULÉ	PRESENT
	MR. EVANS	PRESENT
	MR. HAYDEN	PRESENT

Mr. Hayden – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Strongsville Codified Ordinances.

Mr. Hayden - Before us we also have minutes to approve from our meeting on December 6, 2023. We discussed this in caucus and there were corrections and we will file those as amended.

Mr. Hayden - If you are here this evening and you plan on addressing the Board, I would ask that you stand and be sworn in by our Assistant Law Director, as well as our Secretary and Building Department representative.

Mr. Kolick administered the oath to those standing.

1) BERNARD POLOMSKI & KELLEY CAMELI (OWNERS)

Requesting a 6" front yard setback variance from Zoning Code Section 1252.04(d)(3), which requires a 42.5' front yard setback and where a 42' front yard setback is proposed to construct a 58 SF garage addition, property located at 16973 Deer Path Drive, PPN 397-11-094, zoned R1-75

Mr. Hayden - We have one item on our agenda this evening for 16973 Deer Path Drive. If a representative could step up to the microphone and give us your name and address for the record.

Ms. Kelley Carameli, 16973 Deer Path Drive, Strongsville, Ohio 44136

Mr. Hayden – If you would briefly take us through your request for this variance.

Ms. Carameli – We took the Boards consideration and reduced our square footage and request by 75 percent. The initial request was 8' and we brought it down to 2', also we remeasured and walked the neighborhood and took measurements of all the properties along Deer Path Drive, particularly the ones that are in proximity to our house to identify the differences in the setbacks. We did find that there are four properties that have the smallest setback and those are the ones that are next to us, two across the street have 38' setbacks and 200' down the street they also have 38' setbacks and that doesn't exist anywhere else on Deer Path Drive, except for our stretch of area. Also, in measuring the area we found out we had an error in our first submission, we thought the property had a 42' setback but, the setback is actually 44'. That is why it is a 6" variance request with the 2' addition because, the original submission was incorrect. We would like to put modern size vehicles in the garage space by bringing out the depth a little bit to 2'.

Mr. Rusnov – Thank you very much for your consideration, Hunting Meadows is one of the first subdivisions that went in and the zoning code has changed multiple times since that subdivision was put in and the original builders were more interested in density than they were in other things. We appreciate you going back and taking a look at this again.

Mr. Baldin – It was very nice of you to do that because we just don't want to keep setting precedents and thank you for understanding that.

Ms. Carameli – We appreciate that, this will help us with additional space and I realize this is not part of the variance request but, we are bringing out the front porch and it will add proportionality to the rest of the house.

Mr. Rusnov – You are bringing your house up to modern standards, that is very good and I don't have any further questions.

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance.

Ms. Cathy O'Neill, 16971 Deer Path Drive, Strongsville, Ohio 44136

Ms. O'Neill – I have been a resident of Strongsville for about 25 years and I have lived next door to Bernie for about 18 years. My house is right next door to their garage and if there was going to be any problem with it, I would be the one impacted.

Mr. Rusnov – We are very interested in what you have to say and we pay attention to the neighbors and if you were against the request we would be a little bit hesitant to grant the variance because of the precedent that it might start, because your voice is heard.

Mr. Kolick - You are supporting the variance, correct?

Ms. O'Neill – I am in support of the variance and I know that it will be aesthetically pleasing.

Mr. Hayden - Is there anyone in the audience that wishes to speak against the granting of the variance. Hearing none and seeing none, I will entertain a motion.

Mr. Rusnov – Mr. Chairman, motion to approve a request for a 6" front yard setback variance from Zoning Code Section 1252.04(d)(3), which requires a 42.5' front yard setback and where a 42' front yard setback is proposed to construct a 58 SF garage addition, property located at 16973 Deer Path Drive, PPN 397-11-094, zoned R1-75

Mr. Evans – Second.

Mr. Hayden – Thank you, Mr. Rusnov for the motion and Mr. Evans for the second. May we have a roll call please?

ROLL CALL:

MR. RUSNOV	YES
MR. HOULÉ	YES
MR. EVANS	YES
MR. HAYDEN	YES
MR. BALDIN	YES

MOTION APPROVED

Mr. Hayden – This variance has been granted by this Board and you are all set for this evening.

Mr. Hayden – If there is no further business to come before this Board, this meeting is adjourned.

Mr. Hayden, Chairman

Mrs. Anderson, Secretary

Approval Date