

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

**Meeting of  
July 19, 2023  
6:45 PM**

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

**Administration:** Assistant Law Director Daniel Kolick

**Building Commissioner:** Ted Hurst

**Recording Secretary:** Mitzi Anderson

The Board members discussed the following:

**1) PAUL & DIANE HEYSE (owner), JEFF OSLIN - BRIGHTCOVERS, AGENT**

Requesting a 156 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 356 SF Floor Area is proposed in order to construct an unenclosed aluminum awning over an existing deck, property located at 11190 Forestview Drive, PPN 398-19-010, zoned R1-75

Mr. Hayden - Item number one is at 11190 Forestview Drive, this is for a square foot floor area variance for an unenclosed aluminum awning.

Mr. Rusnov – I was informed by the Building Department that there will be code revisions on this. I do not have an objection to number one.

Mr. Houlé – We have received the HOA letter from Forestview and I also think that it is fine, they have a large back yard with a lot of trees.

Mr. Baldin – They have a lot of trees in the backyard.

Mr. Evans - The COVID virus has changed the dynamics of people enjoying their backyards and we are seeing more of the pavilions and porches.

**2) MICHAEL SCHNELL, OWNER**

Requesting a 275 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 475 SF Floor Area is proposed in order to construct an unenclosed patio roof over an existing concrete pad, property located at 19768 Winding Trail, PPN 393-17-050, zoned R1-75

Mr. Hayden - Item number two is at 19768 Winding Trail, this is for a square foot floor area variance which is going over an existing concrete pad.

Mr. Evans – I have a question why it has to be that large.

Mr. Houlé - It is quite viewable to all of the neighbors in that area and the homeowner's association has approved it; however, it is more than double what they are allowed.

**3) CHRISTOPHER BRYDA, OWNER**

Requesting a 105 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 305 SF Floor Area is proposed in order to construct an unenclosed opened roof structure over a concrete pad, property located at 20451 Sterling Way, PPN 393-21-023, zoned R1-75

Mr. Hayden - Item number three is at 20451 Sterling Way, this is for a square foot floor area variance for an unenclosed open roof structure.

Mr. Rusnov – No objection to the request.

**4) SAI & SUKANYA RAJ (owner), MARK WILLIAMS - JOYCEFACTORY, AGENT**

Requesting a 60 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 260 SF Floor Area is proposed in order to construct an unenclosed patio cover over a new deck, property located at 20947 Westminster Drive, PPN 394-22-066, zoned R1-100

Mr. Hayden - Item number four is at 20947 Westminster Drive, this is a square footage floor area variance for an unenclosed patio cover over a new deck.

Mr. Rusnov - A very small additional space and I have no objection to this request.

Mr. Baldin – They are secluded back there too.

Mr. Houlé – This property is heavily wooded with a common land and the square footage they are asking for is minimal unlike some of the others.

Mr. Hayden – We have the homeowner's association letter on this request.

5) **STEVE & VICKI CAMPBEL (owner), JOHN SHULEVA - 1<sup>ST</sup> IMPRESSIONS, AGENT**

Requesting a 80 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 280 SF Floor Area is proposed in order to construct an unenclosed 14' x 20' pavilion, property located at 22052 Country Way, PPN 392-11-033, zoned R1-100

Mr. Hayden - Item number five is Mr. and Mrs. Campbell, they are requesting a square foot floor area variance for an unenclosed pavilion on Country Way. This request is similar to the previous requests.

Mr. Baldin – They are all about the same.

Mr. Evans - They have a lot of small trees that could buffer the area.

Mr. Hayden - They have a large yard and we have the HOA on this also.

6) **JULIE FINDLEY & DANIEL HOSTERT, OWNER**

- a) Requesting a 10' variance from Zoning Code Section 1274.04, which prohibits the extension of a nonconforming building or use to allow for the construction of a 10' x 18' sunroom on the back of house, property located at 19586 Tanbark Lane, PPN 391-28-020, zoned R1-75
- b) Requesting a 24' rear yard depth variance from Zoning Code Section 1253.11( c) (5) which requires a 50' minimum rear yard depth, and where a 26' rear yard depth is proposed to construct a 10' x 18' sunroom on the back of the house, property located at 19586 Tanbark Lane, PPN 391-28-020, zoned R1-75

Mr. Hayden - Item number six is at 19586 Tanbark Lane, this is a variance for an extension of a nonconforming building and this is for a sunroom.

Mr. Rusnov – This house was built a long time ago and it was a nonconforming use and the lot size was the issue because they didn't have that much to work with.

Mr. Kolick – This property backs up to the metro parks and there are not a lot of residents there.

Mr. Hayden – There are two variances requested for this.

7) **ST. STEPHEN PROPERITES LLC., DAVID BUTTON, ESQ., AGENT**

Requesting a 50' front yard setback variance from Zoning Code Section 1262.07 which requires a minimum 100' front yard setback and a 50' front yard setback is proposed, for an existing building constructed in 1994, property located at 22555 Ascoa Court, PPN 393-08-004, zoned GI-A

Mr. Hayden - Item number seven is at 22555 Ascoa Court, this is a request for a front yard setback variance.

Mr. Kolick – Mr. Chairman, this is an existing building and the prior City Planner did not catch that it was not at 50' because of the cul-de-sac, if he would have caught it this would be a different situation. However, there is not much we can do now because the building is there and the owner could just keep it this way but probably for financing reasons or if the building was to ever go down they could rebuild it back in the same spot. Those are probably the only the two reasons to consider a variance.

The Board members had a change as noted to the minutes of July 5, 2023.

The Board members reviewed and recommended for approval the Findings of Fact and Conclusions of Law Re: The Decision on July 5, 2023, Denying the Objection to a Fence Permit by the High Point Homeowner's Association for Property at 18573 Nantucket Row.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS  
MINUTES OF MEETING  
July 19, 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. Hurst, Building Commissioner  
Ms. Anderson, Recording Secretary

Mr. Hayden – I would like to call this July 19, 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. Before us we also have minutes to approve from our meeting on July 5, 2023. We discussed this in caucus and with the update of the noted change we will file those accordingly.

Mr. Hayden – We will need a motion for the use of a revised agenda due to the removal of item number two.

.

Mr. Houlé – Mr. Chairman, motion to approve the revised agenda.

Mr. Rusnov – Second.

ROLL CALL:

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

**MOTION APPROVED**

Mr. Houlé – Mr. Chairman, motion to approve the Finding of Fact and Conclusion of Law in regards to the Decision on July 5, 2023, Denying the Objection to a Fence Permit by the High Point Homeowner’s Association for Property at 18573 Nantucket Row.

Mr. Rusnov – Second.

ROLL CALL:

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

**MOTION APPROVED**

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) **PAUL & DIANE HEYSE (owner), JEFF OSLIN - BRIGHTCOVERS, AGENT**

Requesting a 156 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 356 SF Floor Area is proposed in order to construct an unenclosed aluminum awning over an existing deck, property located at 11190 Forestview Drive, PPN 398-19-010, zoned R1-75.

Mr. Hayden - Item number one on the agenda is at 11190 Forestview Drive.

Mr. Hayden - If we can have the representative come forward to the microphone and state your name and address for the record.

**Mike Sheets, 3453 West 140<sup>th</sup> Street, Cleveland, Ohio 44111**

Mr. Hayden – Please briefly take us through your project and the need for the variance.

Mr. Sheets – It is a 22' x 16' aluminum framed awning over an existing deck which we are attaching to the deck and roof mount. We are not taking up any additional area past the deck.

Mr. Evans – Mr. Sheets, will this be open and not enclosed on the sides with walls or windows?

Mr. Sheets – Correct, it is open.

Mr. Houlé – Mr, Chairman, we have a letter from the Forestview Homeowner's Association granting approval of it. I see no problem with this, as mentioned in the caucus there is a large backyard which is private with a lot of trees.

Mr. Baldin – I agree.

Mr. Rusnov – We are going to have a code change within the near future from the Building Department. I know the possible code change does not apply right now but we should take into consideration the changing of the code in fairness to everyone here.

Mr. Baldin - Sometimes people end up enclosing these patios and put things up without a permit.

Mr. Rusnov – That is why we have a Building Department.

Mr. Baldin – I understand that but unfortunately sometimes it happens and it doesn't get caught.

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance. Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Rusnov – Mr. Chairman, motion to approve request for a 156 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 356 SF Floor Area is proposed in order to construct an unenclosed aluminum awning over an existing deck, property located at 11190 Forestview Drive, PPN 398-19-010, zoned R1-75.

Mr. Evans – Second.

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

ROLL CALL:

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

### **MOTION APPROVED**

Mr. Hayden – Mr. Sheets, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. If Council chooses not to act you will be notified by the Building Department at the end of the twenty days.



Mr. Hayden – I would like to mention that all of the Board members have been out to visit all of these projects.

**2) MICHAEL SCHNELL, OWNER**

Requesting a 275 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 475 SF Floor Area is proposed in order to construct an unenclosed patio roof over an existing concrete pad, property located at 19768 Winding Trail, PPN 393-17-050, zoned R1-75

Mr. Hayden - Item number two on the agenda is at 19768 Winding Trail.

Mr. Hayden - If we can have the representative come forward to the microphone and state your name and address for the record.

**Michael Schnell, 19768 Winding Trail, Strongsville, Ohio 44149**

Mr. Hayden – Please briefly take us through your project and the need for the variance and during caucus one of the things discussed was the size.

Mr. Schnell – The roof is structured to come off my house over an existing patio which was installed by the previous homeowner before I purchased the house. I would like anyone sitting on my patio to enjoy the shade that would be provided by the roof rather than just a portion of it being open to the sun and part of it being in the shade. My plan is to mount a TV on my house between the bay window and sliding door. If we are going to sit outside I believe that 99 percent of people sitting outside would enjoy sitting in the shade versus sitting in the sun.

Mr. Rusnov – No questions.

Mr. Evans – Are you planning on putting in a fireplace or anything back there?

Mr. Schnell – No, I have a fire pit back there already.

Mr. Houle – Crystal Creek Homeowner’s Association has approved this already.

Mr. Baldin – It looks good.

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance. Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Rusnov – Mr. Chairman, motion to approve request for a 275 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 475 SF Floor Area is proposed in order to construct an unenclosed patio roof over an existing concrete pad, property located at 19768 Winding Trail, PPN 393-17-050, zoned R1-75.

Mr. Evans – Second.

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

ROLL CALL:

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

### **MOTION APPROVED**

Mr. Hayden – Mr. Schnell, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. If Council chooses not to act you will be notified by the Building Department at the end of the twenty days.

### **3) CHRISTOPHER BRYDA, OWNER**

Requesting a 105 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 305 SF Floor Area is proposed in order to construct an unenclosed opened roof structure over a concrete pad, property located at 20451 Sterling Way, PPN 393-21-023, zoned R1-75

Mr. Hayden - Item number three is at 20451 Sterling Way.

Mr. Hayden - If we can have the representative come forward to the microphone and state your name and address for the record.

**Chris Bryda, 20451 Sterling Way, Strongsville, Ohio 44149**

Mr. Hayden – Please briefly take us through your project and the need for the variance.

Mr. Bryda – A 305 square foot covered patio is what I am trying to obtain so, I am 105 square feet over. This is to provide some shade for family members, friends and relatives when they come over because my backyard has no shade trees.

Mr. Hayden – The Board would like to make sure that this structure will not be enclosed at any point of time.

Mr. Bryda – No, not at any point and time that I am aware of.

Mr. Rusnov – I have no questions.

Mr. Baldin – Same here.

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

**Steven Sidik, 20430 Sterling Way, Strongsville, Ohio 44149**

Mr. Sidik – I live directly across the street from Mr. Bryda and I support his request. His twin daughters are always playing out in the front yard and I think it would be safer for them if they are in the back yard.

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 declare the public hearing closed and entertain a motion.

Mr. Rusnov – Mr. Chairman, motion to approve request for a 105 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 305 SF Floor Area is proposed in order to construct an unenclosed opened roof structure over a concrete pad, property located at 20451 Sterling Way, PPN 393-21-023, zoned R1-75.

Mr. Evans – Second.

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

ROLL CALL:

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

#### **MOTION APPROVED**

Mr. Hayden – Mr. Bryda, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. If Council chooses not to act you will be notified by the Building Department at the end of the twenty days.

#### **4) SAI & SUKANYA RAJ (owner), MARK WILLIAMS - JOYCEFACTORY, AGENT**

Requesting a 60 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 260 SF Floor Area is proposed in order to construct an Unenclosed patio cover over a new deck, property located at 20947 Westminster Drive, PPN 394-22-066, zoned R1-100

Mr. Hayden - Item number four is at 20947 Westminster Drive.

Mr. Hayden - If we can have the representative come forward to the microphone and state your name and address for the record.

**Mark Williams, 7855 Lafayette Road, Medina Ohio 44256**

Mr. Hayden – Please briefly take us through your project and the need for the variance.

Mr. Williams - The homeowner built a 16' x 4' projection deck with stairs going into the backyard, the plan you were given was for a 260 SF request but we are actually requesting 234 SF and we only have a one-foot overhang all the way around. The project would be 18' wide for the patio cover and a 13' projection which gives me 234 SF. This will be installed by Joyce Factory Direct and is a structurally insulated panel, I think it will be nice for the homeowner over their brand new deck.

Mr. Rusnov – The 60' variance is overstated this will actually be smaller.

Mr. Williams – The plans show full panel but we will be cutting them down uniformly.

Mr. Hayden – The Board would like to make sure that this will not be enclosed at any time.

Mr. Williams – There are no plans for that and there is no structure for a wall system.

Mr. Houlé – We do have the Homeowner's Association letter.

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance. Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Houlé – Mr. Chairman, motion to approve request for a 34 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 234 SF Floor Area is proposed in order to construct an unenclosed patio cover over a new deck, property located at 20947 Westminster Drive, PPN 394-22-066, zoned R1-100

Mr. Rusnov – Second.

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

ROLL CALL:

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

**MOTION APPROVED**

Mr. Hayden – Mr. Williams, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. If Council chooses not to act you will be notified by the Building Department at the end of the twenty days.

**5) STEVE & VICKI CAMPBELL (owner), JOHN SHULEVA - 1<sup>ST</sup> IMPRESSIONS, AGENT**

Requesting an 80 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 280 SF Floor Area is proposed in order to construct an unenclosed 14' x 20' Pavilion, property located at 22052 Country Way, PPN 392-11-033, zoned R1-100

Mr. Hayden - Item number five is at 22052 Country Way. - If we can have the representative come forward to the microphone and state your name and address for the record.

**John Shuleva, 12850 Avon Belden Road, Grafton Ohio 44044**

Mr. Hayden – Please briefly take us through your project and the need for the variance.

Mr. Shuleva – We are proposing a 14' x 20' pavilion in Mr. Steven Campbell's back yard. He has a back yard that faces due west with minimal tree coverage and there is nothing on his property that would provide shade. This is going over a patio that is exactly the same dimensions of 14' x 20' which does not encroach because his patio is already in place.

Mr. Houlé – We have the Homeowner’s Association letter and I saw where your neighbor has a large covered patio too so this should fit in.

Mr. Baldin – It is going to look nice.

Mr. Evans – We probably do need to correct the record, Campbell has to ll’s.

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance. Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Houlé – Mr. Chairman, motion to approve request for an 80 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 200 SF Floor Area and where a 280 SF Floor Area is proposed in order to construct an unenclosed 14’ x 20’ pavilion, property located at 22052 Country Way, PPN 392-11-033, zoned R1-100

Mr. Rusnov – Second.

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

ROLL CALL:

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

### **MOTION APPROVED**

Mr. Hayden – Mr. Shuleva, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. If Council chooses not to act you will be notified by the Building Department at the end of the twenty days.

**6) JULIE FINDLEY & DANIEL HOSTERT, OWNER**

- a) Requesting a 10' variance from Zoning Code Section 1274.04, which prohibits the extension of a nonconforming building or use to allow for the construction of a 10' x 18' sunroom on the back of house, property located at 19586 Tanbark Lane, PPN 391-28-020, zoned R1-75
  
- b) Requesting a 24' rear yard depth variance from Zoning Code Section 1253.11( c) (5) which requires a 50' minimum rear yard depth, and where a 26' rear yard depth is proposed to construct a 10' x 18' sunroom on the back of the house, property located at 19586 Tanbark Lane, PPN 391-28-020, zoned R1-75

Mr. Hayden - Item number six is at 19586 Tanbark Lane. If we can have the representative come forward to the microphone and state your name and address for the record.

**Julie Findley & Daniel Hostert, 19586 Tanbark Lane, Strongsville, Ohio 44136**

Mr. Hayden – Please briefly take us through your project and the need for the variance.

Ms. Findley – We are hoping to construct a sunroom on the back of our house. I have pretty bad allergies and when they get really bad it can worsen my asthma and we get a lot of pollen and tree debris from the oak trees. We would like to get something we can screen in so that I can still enjoy the yard without it making me sick. Also, the second piece is keeping this from coming into our dining room because there is nothing between our dining room and the outside except for the doors.

Mr. Hostert - We currently have a patio that extends 20'.

Mr. Rusnov - This was the original Co-Moor Colony it was built under a different zoning code and the code is outdated. You back to the woods and I don't have any objection with this.

Mr. Baldin – I believe this will be fine, they have a lot of room back there.



Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance. Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Baldin – Mr. Chairman, motion to approve request for a 10’ variance from Zoning Code Section 1274.04, which prohibits the extension of a nonconforming building or use to allow for the construction of a 10’ x 18’ sunroom on the back of house, property located at 19586 Tanbark Lane, PPN 391-28-020, zoned R1-75 and a request for a 24’ rear yard depth variance from Zoning Code Section 1253.11( c) (5) which requires a 50’ minimum rear yard depth, and where a 26’ rear yard depth is proposed to construct a 10’ x 18’ sunroom on the back of the house, property located at 19586 Tanbark Lane, PPN 391-28-020, zoned R1-75

Mr. Evans – Second.

Mr. Hayden – Thank you, Mr. Baldin for the motion and Mr. Houlé for the second. May we have roll call please?

ROLL CALL:

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

### **MOTION APPROVED**

Mr. Hayden – Your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. If Council chooses not to act you will be notified by the Building Department at the end of the twenty days.

7) **ST. STEPHEN PROPERITES LLC., DAVID BUTTON, ESQ., AGENT**

Requesting a 50' front yard setback variance from Zoning Code Section 1262.07 which requires a minimum 100' front yard setback and a 50' front yard setback is proposed, for an existing building constructed in 1994, property located at 22555 Ascoa Court, PPN 393-08-004, zoned GI-A

Mr. Hayden – The last item on the agenda is at 22555 Ascoa Court. If we can have the representative come forward to the microphone and state your name and address for the record.

**David Button, 6055 Rockside Woods Blvd., Cleveland, Ohio 44131**

Mr. Hayden – Please briefly take us through your project and the need for the variance.

Mr. Button – I represent the current property owner and they purchased the property in June as the application states the building is an existing building which has been there since 1994 and the building encroaches into the 100' setback, I think by 28'. We are requesting a 50' variance because the neighbor to the east has a 50' setback as a result of a variance and I think that is self-explanatory. We are trying to ensure that we comply.

Mr. Rusnov – This is kind of cut and dry.

Mr. Baldin – Will there be another company moving in doing manufacturing and also how many additional people will they employ?

Mr. Button - My understanding is that they will use it as a warehouse space. They hope to occupy the office area which is the part that encroaches.

Mr. Hayden – This is a public hearing, is there anyone in the audience that wishes to speak for the granting of the variance. Is there anyone in the audience that wishes to speak against the granting of the variance. Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Baldin – Mr. Chairman, motion to approve a request for a 50’ front yard setback variance from Zoning Code Section 1262.07 which requires a minimum 100’ front yard setback and a 50’ front yard setback is proposed, for an existing building constructed in 1994, property located at 22555 Ascoa Court, PPN 393-08-004, zoned GI-A

Mr. Houlé – Second.

Mr. Hayden – Thank you, Mr. Baldin for the motion and Mr. Houlé for the second. May we have roll call please?

ROLL CALL:

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

### **MOTION APPROVED**

Mr. Hayden – Mr. Button, your variance has been granted by this Board. There is a twenty-day waiting period during which City Council has an opportunity to review our decision. If Council chooses not to act you will be notified by the Building Department at the end of the twenty days.

Mr. Hayden – If there is no other business to come before this Board, we are adjourned.

---

Mr. Hayden, Chairman

Mitzi Anderson, Secretary

Approval Date