

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

**Meeting of
October 10, 2018
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, David Houlé, Tom Smeader

Administration: Assistant Law Director Daniel J. Kolick

Building Department Representative: Brian Roenigk

Recording Secretary: Kathy Zamrzla

The Board members discussed the following:

NEW APPLICATIONS

There are no New Applications.

PUBLIC HEARINGS

1) CAROL MOEHRING, OWNER/Pinnacle Custom Decks Ltd., Representative

Requesting a 9' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 35' Rear Yard Setback from any adjoining rear lot line of a single family dwelling lot and where a 26' Rear Yard Setback from the adjoining rear lot line is proposed in order to construct a 168 SF Deck; property located at 18640 Southporte, PPN 396-19-067, zoned R1-75.

The Board discussed the proposed deck and how high up it would be overlooking Cook Road. It was mentioned that the house next door had a big deck as well. The Board suggested that it may not be allowable to put up a fence in that development due to a debate remembered from the late 70's and early 80's. They pointed out that they had received a letter of approval from the HOA. The Board said there were decks on both sides near their house. They debated the height allowances for the platform of the deck in that neighborhood. The Board was told that there will be 6 steps in total; three from the house to the deck and three to the ground. They debated whether to put off the vote until they have more info.

2) THOMAS AND RHONDA CHAPLIN, OWNERS/ Quinn Development Corp., Representative

Requesting a 400 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,400 SF Floor Area is proposed in order to construct an Attached Garage; property located at 12291 Arbor Creek Drive Sublot 7, PPN 398-27-057, zoned R-100.

The Board was handed the HOA letter of approval. They mentioned it's a custom build that is hidden from view. The Board pointed out no issues about this variance request during the caucus.

3) **ANTHONY AND KATHERINE MCGOWAN, OWNERS**

Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.13, which requires a 25' Side Yard Setback and where a 20' Side Yard Setback is proposed in order to construct a 15' high, 1,000 SF Detached Garage; property located at 20460 Albion Road, PPN 391-26-012, zoned R1-75.

The Board noted that this is for a detached garage, and it's just an extension of what they have already granted. They also noted that the applicant is going to keep the existing fence.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
October 10, 2018

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

Present: Mr. Baldin
Mr. Evans
Mr. Rusnov
Mr. Smeader
Mr. Houlé

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

Mr. Evans – Good evening ladies and gentlemen. I would like to call this October 10, 2018 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL: ALL PRESENT

Mr. Evans – 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 before us this evening minutes from September 26th, 2018 meeting. We discussed them in caucus a change to page 11. Is there anything else? If there is not then we will submit those with corrections for the record. If there is anyone in our audience this evening that wishes to speak whether it is to present to the Board or to speak at a public hearing, I ask that you stand now and be sworn in by our Assistant Law Director, along with our Recording Secretary, and our Representative from the Building Department.

Mr. Kolick then stated the oath to those standing and anyone who wished to participate.

NEW APPLICATIONS

Mr. Evans – Our meetings are divided into two portions the first is new applications. We have no new applications tonight.

PUBLIC HEARINGS

1) CAROL MOEHRING, OWNER/Pinnacle Custom Decks Ltd., Representative

Requesting a 9' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 35' Rear Yard Setback from any adjoining rear lot line of a single family dwelling lot and where a 26' Rear Yard Setback from the adjoining rear lot line is proposed in order to construct a 168 SF Deck; property located at 18640 Southporte, PPN 396-19-067, zoned R1-75.

1) **CAROL MOEHRING, OWNER/Pinnacle Custom Decks Ltd., Representative, Cont'd**

Mr. Evans – So we will move on to public hearings. Carol Moehring on Southporte, please come up to the microphone and give us your name and address for the record.

Ms. Moehring – Carol Moehring, my address is 18640 Southporte Drive, Strongsville.

Mr. Evans – We appreciate you being here. You are asking for a 9' rear yard setback variance. You are asking to have that in order to build a deck. You talked at the last meeting about the fact that you're taking a couple steps out of the house, and then there are steps down from the deck. In caucus you were talking about what you thought it might be. You thought it might be the level of the deck surface off the ground. You estimated that to be perhaps 24". Its three steps basically, right?

Ms. Moehring – Right, right.

Mr. Evans – Okay, and we know that the risers will probably be somewhere around 8" or something like that so somewhere between 20" and 24". Just so we have a rough idea of what that deck surface is going to be. There is no deck there now or anything, and you do have a letter from your HOA. Are there any other questions or comments gentlemen?

Mr. Baldin – That's basically going to just cover where your concrete pad is right now, correct?

Ms. Moehring – Correct. It's 12' by 14' which is not all that large.

Mr. Baldin – Right, but it's only going to be a couple of feet off of the ground?

Ms. Moehring – Yes, they are putting in a skirting and a handrail.

Mr. Baldin – Right, I saw that. Good. It was a very nice picture that you submitted here.

Mr. Evans – Is there anything else? Alright. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I declare the public hearing closed and entertain a motion.

Mr. Rusnov – I make a motion to approve a request for a 9' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 35' Rear Yard Setback from any adjoining rear lot line of a single family dwelling lot and where a 26' Rear Yard Setback from the adjoining rear lot line is proposed in order to construct a 168 SF Deck; property located at 18640 Southporte, PPN 396-19-067, zoned R1-75.

Mr. Smeader – Second.

1) **CAROL MOEHRING, OWNER/Pinnacle Custom Decks Ltd., Representative, Cont'd**

Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – The variance has been granted pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed. Then you can move forward with your project. You are all set. Thank you.

2) **THOMAS AND RHONDA CHAPLIN, OWNERS/ Quinn Development Corp., Representative**

Requesting a 400 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,400 SF Floor Area is proposed in order to construct an Attached Garage; property located at 12291 Arbor Creek Drive Sublot 7, PPN 398-27-057, zoned R-100.

Mr. Evans – Item number two on our agenda is Thomas and Rhonda Chaplin on Arbor Creek. Please come up to the microphone and give us your name and address for the record.

Mr. Ligget – My name is Tom Ligget. I'm with the Arcus Group Architects at 1244 Smith Court, Rocky River.

Mr. Evans – Thank you. You are asking on behalf of the applicant for a 400 SF variance in order to construct a large garage on a large house. Is there anything else that has changed from what was presented at the last meeting?

Mr. Ligget – No it has not.

Mr. Evans – It has not. Gentlemen, do you have questions? Okay. Mr. Rusnov, do you want to make the same observation on the floor that you made in the caucus about the fact that this is not unusual and we've seen a number of these in that particular area?

Mr. Rusnov – I have to recall my memory here. It's a luxury class house, custom built, on a one acre lot. Everything is custom built in that development. The garage fits the house, fits the lot.

Mr. Ligget – Yes.

Mr. Evans – Thank you Mr. Rusnov. Alright. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I declare the public hearing closed and entertain a motion.

2) **THOMAS AND RHONDA CHAPLIN, OWNERS/ Quinn Development Corp.,
Representative, Cont'd**

Mr. Houlé – I would like to mention that we received the HOA letter of approval.

Mr. Evans – Thank you, Mr. Houlé, we do have that in hand.

Mr. Rusnov – I make a motion to approve a request for a 400 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,400 SF Floor Area is proposed in order to construct an Attached Garage; property located at 12291 Arbor Creek Drive Sublot 7, PPN 398-27-057, zoned R-100.

Mr. Smeader – Second.

Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Evans – The variance has been granted pending a 20 day waiting period during which time Council may review our decision. They will get a notice from the Building Department when that time has passed. Then they can move forward with their project. You are all set. Thank you.

3) **ANTHONY AND KATHERINE MCGOWAN, OWNERS**

Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.13, which requires a 25' Side Yard Setback and where a 20' Side Yard Setback is proposed in order to construct a 15' high, 1,000 SF Detached Garage; property located at 20460 Albion Road, PPN 391-26-012, zoned R1-75.

Mr. Evans – Item number three on our agenda is Anthony and Katherine McGowan on Albion. Please come up to the microphone and give us your name and address for the record.

Mr. McGowan – Anthony McGowan, 20460 Albion Road.

Mr. Evans – You are back before us because we had granted this a year ago, and you were unable to get construction taken care of so you are asking for virtually the variance to be granted. Is there anything different from two weeks ago when you were here the first time?

Mr. McGowan – No Sir.

3) **ANTHONY AND KATHERINE MCGOWAN, OWNERS, Cont'd**

Mr. Evans – Are there questions or comments? Okay. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I declare the public hearing closed and entertain a motion.

Mr. Houlé – I make a motion to approve a request for a 5' Side Yard Setback variance from Zoning Code Section 1252.13, which requires a 25' Side Yard Setback and where a 20' Side Yard Setback is proposed in order to construct a 15' high, 1,000 SF Detached Garage; property located at 20460 Albion Road, PPN 391-26-012, zoned R1-75.

Mr. Baldin – Second.

Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – The variance has been granted pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed. Then you can move forward with your project. You are all set. Thank you.

Mr. Ligget – Hopefully this is the last time.

Mr. Evans – Yes, I hope so too. Thank you and good luck with the project. Is there any other business to come before the Board? Hearing none, then we will stand adjourned.

<u>Signature on File</u> Mr. Evans, Chairman	<u>Signature on File</u> Kathryn A. Zamrzla, Sec'y	<u>October 24, 2018</u> Approval Date
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