

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

**Meeting of
April 28, 2021
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, David Houlé, Richard Baldin, Dustin Hayden
Administration: Assistant Law Director Daniel J. Kolick
Assistant Building Commissioner: Brian Roenigk
Recording Secretary: Kathy Zamrzla

The Board members discussed the following:

1) JILL AND LAWRENCE HANKINSON, OWNERS

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.28 (b) (1), which requires a 15' Rear Yard Setback and where a 5' Rear Yard Setback is proposed in order to install an 18' Above Ground Swimming Pool; property located at 16044 Howe Road, PPN 397-08-017, zoned R1-75.

Mr. Houlé stated that the rear yard is only about 48' deep and with the sun room extending out 10' and with power wires for electricity and phone along the one side of the yard where sunroom is located, there are limited options where a pool can be placed to avoid those wires. Mr. Baldin said that there is not a lot of choices as to where to locate a pool because of the electrical lines.

2) JAMIE AND MATTHEW PAULLIN, OWNERS

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where one (1) 192 SF Shed exists and one (1) Pergola is proposed; property located at 16268 Falmouth Drive, PPN 397-31-056, zoned R1-75.

Mr. Houlé stated there was a 6' board on board fence to the west that provided a shield to that neighbor. Adding a 2nd accessory structure should be ok.

3) RICHARD AND JOYCE WATTS, OWNERS

- a) Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where one (1) Pergola exists and a second Pergola is proposed;
- b) Requesting a 108 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 300 SF Floor Area is proposed in order to construct a Pergola; property located at 14911 Trenton Avenue, PPN 399-24-063 zoned R1-100.

Mr. Houlé stated that there is beautiful rear yard on a cul-de-sac and they are looking for shade and privacy for the yard since the sidewalk on the cul-de-sac parallels the back yard. Mr. Evans says he will ask if they can reduce the size.

4) MARIA GARDEN'S, TLT PROPERTIES II, LLC/Aaron Appel with Bramhall Engineering, Representative

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming use and where the applicant is proposing Site Improvements;
- b) Requesting a 3.5' Side Yard Setback variance from Zoning Code Section 1274.09, which requires a 10' Side Yard Setback (East) and where a 6.5' Side Yard Setback (East) is proposed for Parking Lot Improvements; property located at 20465 Royalton Road, PPN's 393-15-011 and 393-16-001, zoned R1-75.

Mr. Houlé stated the blacktopped parking lot will certainly improve the gravel-based parking/storage area there now. Mr. Evans said he is concerned with the drainage from the parking lot and will address it with the Applicant. He also said he is concerned with piecemealing with this project and will ask what else is in the plans. He is also concerned with the condition of the fence against the neighbor's property on the east.

(F) Any Other Business to Come Before the Board

5) JON ROBERT AND KRISTY PIETRUSZKA, OWNER

- a) Requesting a 7' 8" Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 22' 8" Height is proposed in order to construct a 704 SF Accessory Structure;
- b) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 704 SF Accessory Structure;
- c) Requesting a 5.25' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 14.75' Setback from the main building is proposed in order to construct a 704 SF Accessory Structure; property located at 12755 Arbor Creek Drive, PPN 398-27-060, zoned R1-100.

Mr. Evans said we now have a letter from the Homeowner's Association. Mr. Baldin stated that we need to know if he needs fire-rated drywall on all sides of the accessory building.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
April 28, 2021

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

Present: Mr. Evans
Mr. Houlé
Mr. Baldin
Mr. Hayden

Also Present: Mr. Kolick, Assistant Law Director
Mr. Miller, Building Commissioner
Ms. Onofre, Recording Secretary

Mr. Evans – Good evening ladies and gentlemen. I would like to call this April 28, 2021 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

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

Mr. Houlé – Mr. Chairman, I make a motion to excuse Mr. Rusnov for just cause.

Mr. Baldin – Second.

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

ROLL CALL: ALL AYES: MOTION GRANTED

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. If you are here this evening and wish to speak as a presenter or wish to comment during one of the Public Hearings, we now ask you to stand and the Assistant Law Director will swear you in as well as our representative from the Building Department and our Secretary.

Mr. Kolick stated the oath to those standing.

1) JILL AND LAWRENCE HANKINSON, OWNERS

Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.28 (b) (1), which requires a 15' Rear Yard Setback and where a 5' Rear Yard Setback is proposed in order to install an 18' Above Ground Swimming Pool; property located at 16044 Howe Road, PPN 397-08-017, zoned R1-75.

Mr. Evans – All of the Board members have been out to visit the properties that are on the agenda tonight so we have seen firsthand the situations. So, as we go through each item on the agenda you will hear comments from Board members indicating that they have seen the properties. Item number one on the agenda is Hankinson on Howe Road. If the representative would please come forward to the microphone and state your name and address for the record.

Ms. Hankinson – My name is Jill Hankinson, 16044 Howe Road, Strongsville.

Mr. Evans – Thank you. Tell us about what it is that you're asking for the variance for, the 10' rear yard setback variance and why it has to go where you are proposing it.

Ms. Hankinson – Okay. I'm requesting a 10' rear yard setback variance based on a power line and communication cable that runs towards the south end of my property, which was the first intended place for the pool. We had to shift our plan to the north of the property. If we had put it in the south we would have had 48' to work with and I also have a sunroom toward the north end of my property, which decreases the 48' to 12'. So, I'm left with 36' and an 18' pool and need to put it 15' from the rear property line. That does not allow ample room from the sunroom to where the pool would be. My basic concern is I don't want the kids jumping off the sunroom roof into the pool. The proximity is not favorable. That's why I am requesting a variance to allow 5' from the rear property line. I am good friends with the neighbors behind me. They have submitted a letter stating that they are okay with the proximity. I'd like to see what you can do about it.

Mr. Evans - We do have the letter that they submitted. Thank you. We did talk in caucus. The houses on Howe Road have a real big front yard so your setback is much wider and have a smaller back yard. You indicated that you do have electrical lines back there. I don't think we want a pool under that either. Gentlemen, your thoughts and comments?

Mr. Baldin – As I said in caucus, they don't have a lot of choices and it's about the only place to put it. If we allow them to have a pool it would have to have a variance. It's fenced in. They don't want them jumping off the patio and they don't want them jumping off the fence. I don't have a problem with it. You have to move some of the equipment in the yard.

Ms. Hankinson – We're having a tree taken down in the south so all the equipment has been moved north but we'll move that back.

Mr. Evans – Thank you. Anybody else?

1) JILL AND LAWRENCE HANKINSON, OWNERS, Cont'd

Mr. Houlé – It is a distance issue. There aren't too many options there. I don't have any problems with it either.

Mr. Evans - This is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed and entertain a motion.

Mr. Houlé – Mr. Chairman, I would like to make a motion that we approved a 10' Rear Yard Setback variance from Zoning Code Section 1252.28 (b) (1), which requires a 15' Rear Yard Setback and where a 5' Rear Yard Setback is proposed in order to install an 18' Above Ground Swimming Pool; property located at 16044 Howe Road, PPN 397-08-017, zoned R1-75.

Mr. Baldin – Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – All right, the variance has been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set. You do not need to stay for the remainder of the meeting. We will excuse your leaving but you are welcome to stay.

2) JAMIE AND MATTHEW PAULLIN, OWNERS

Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where one (1) 192 SF Shed exists and one (1) Pergola is proposed; property located at 16268 Falmouth Drive, PPN 397-31-056, zoned R1-75.

Mr. Evans – The next item on the agenda is Paullin on Falmouth Drive. If the representative would come forward and state your name and address for the record.

Mr. Paullin – Hello, I'm Matt Paullin, and my address is 16268 Falmouth Drive, Strongsville.

Mr. Evans – Thank you. We do have a homeowner's association approval. Why don't you take us through the project, the pergola and how it's going to be sitting on the lot.

2) JAMIE AND MATTHEW PAULLIN, OWNERS, Cont'd

Mr. Paullin – Sure. It is actually a half pergola. It will have two 10' privacy walls that are L-shaped and the ceiling will be lattice. So, we're putting it there for privacy and shade and we wanted a half pergola to cover half the patio so that I can still grill out and have open sky over my grill. So, it sits on a concrete patio that we poured when we bought the home two years ago so it would get zipped into the concrete. I don't know what else you want to know. The privacy walls would just be solid walls.

Mr. Evans – Gentlemen, your thoughts or comments?

Mr. Houlé – As we noted in caucus there is a 6' or so board on board fence right to your west and that will get you some privacy as well. Otherwise I have no other issues or concerns with it.

Mr. Hayden – He has a nice big lot. This will enhance what is already there.

Mr. Baldin – I didn't realize that you were going to have solid walls put up.

Mr. Paullin – I have a picture. It will look very similar to this picture.

Mr. Evans – The plans we have didn't indicate that there are walls on the pergola but I don't think it would require anything different than a normal pergola. Mr. Miller from our Building Department is going to take a look at it. Mr. Paullin, the plan that you submitted did not indicate that the pergola has walls. Oftentimes when something is located closer than 20' to the house we have concerns because it could be turned into a storage shed or something. In this case, I don't believe that is going to be the case but that is why Mr. Miller is going to look at it.

Mr. Paullin – That's not my intent at all. I sent the blueprint from the builder.

Mr. Evans – The plans that we have that you're referring to doesn't show that the pergola has walls.

Mr. Baldin – Basically, you just want to use your patio to enjoy a little privacy, etc.? You do have a long deep yard there and a fence.

Mr. Houlé – The walls are going to be on the east and west side?

Mr. Paullin – No, the walls would actually be on the west and south sides. It's 152' from my shed.

Mr. Houlé – It's very deep.

2) JAMIE AND MATTHEW PAULLIN, OWNERS, Cont'd

Mr. Miller – With the applicant saying that the walls will be on the south and west sides then the setback from the property line is somewhere in the vicinity of 28' so there is no setback requirement there.

Mr. Evans – You're sure it's the west and south sides?

Mr. Paullin – Yes.

Mr. Evans – Can we keep this for the record?

Mr. Paullin – Yes, I made that for you.

Mr. Evans – We'll add that to the file and note that it's on the west and south sides and Mr. Miller thank you for that clarification. Any other questions? All right, this is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed and entertain a motion.

Mr. Kolick – Mr. Chairman, the motion should include the comments the walls would be on the west and south sides. When he came in he didn't know what sides the walls were going to go on so that should now be noted.

Mr. Paullin – This will go 152' in from my shed, 10' from my property line to the west and 15' from the back of the house so it would be exactly on the existing concrete patio.

Mr. Evans – That's fine but our concern was which sides those walls are going to be located. It makes a difference for setbacks and closeness to the house and everything so as long as we're defining the sides, we're okay.

Mr. Paullin – Okay.

Mr. Hayden – Mr. Chairman, I would like to make a motion to approve a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where one (1) 192 SF Shed exists and one (1) Pergola with walls on the west and south sides is proposed; property located at 16268 Falmouth Drive, PPN 397-31-056, zoned R1-75.

Mr. Baldin – Second.

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

2) JAMIE AND MATTHEW PAULLIN, OWNERS, Cont'd

ROLL CALL: ALL AYES: MOTION GRANTED

Mr. Evans – All right, the variance has been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set.

Mr. Paullin – Thank you.

3) RICHARD AND JOYCE WATTS, OWNERS

- a) Requesting a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where one (1) Pergola exists and a second Pergola is proposed;
- b) Requesting a 108 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 300 SF Floor Area is proposed in order to construct a Pergola; property located at 14911 Trenton Avenue, PPN 399-24-063 zoned R1-100.

Mr. Evans – Item number three on our agenda is Watts on Trenton Avenue. If you would come forward and state your name and address please.

Ms. Watts – My name is Joyce Watts. I live at 14911 Trenton Avenue.

Mr. Evans – Thank you. You are on a corner lot and you have, sort of, a pergola there now and you want to add a bigger pergola to the patio.

Mr. Watts – The pergola now, kind of, defines along the sidewalk. We have a big sweeping sidewalk to define the yard not so much for privacy. This pergola would act as a true pergola providing us shade from the sun in the back yard. We have a kidney shaped paver patio and we're only putting it over the west third so when the sun sets we can pull these shades down.

Mr. Evans – Do you really need the full 300 square feet? I'm gathering because of the way it sits in the yard and everything that that is going to be your answer but we still need to ask that.

Ms. Watts – The sliding glass door portion comes out over the patio so if we only did I think the 10' that you're allowing, I'm already losing 3' because of that. We would like to extend it. We're going to put the pillars right at the edge of the patio.

Mr. Evans – That makes sense.

3) RICHARD AND JOYCE WATTS, OWNERS, Cont'd

Ms. Watts – It will give us some space for furniture.

Mr. Evans – Questions or comments?

Mr. Houlé – For the record we do have the homeowner's association approval. They have a very nice yard. I think it will enhance the yard. It's nicely landscaped so it's fine.

Mr. Baldin – I have to agree with what Mr. Houlé said. It is a nice yard and she likes to get her fingers dirty so that's okay with me.

Mr. Evans – All right. This is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed and entertain a motion.

Mr. Baldin – Mr. Chairman, I would like to make a motion to approve a variance from Zoning Code Section 1252.18, which permits one (1) Accessory Structure and where one (1) Pergola exists and a second Pergola is proposed and b) approve a 108 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 300 SF Floor Area is proposed in order to construct a Pergola; property located at 14911 Trenton Avenue, PPN 399-24-063 zoned R1-100.

Mr. Hayden – Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – All right, the variances have been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set.

Ms. Watts – Okay, thank you.

Mr. Evans – Thank you.

4) **MARIA GARDEN'S, TLT PROPERTIES II, LLC/Aaron Appel with Bramhall Engineering, Representative**

- a) Requesting a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming use and where the applicant is proposing Site Improvements;
- b) Requesting a 3.5' Side Yard Setback variance from Zoning Code Section 1274.09, which requires a 10' Side Yard Setback (East) and where a 6.5' Side Yard Setback (East) is proposed for Parking Lot Improvements; property located at 20465 Royalton Road, PPN's 393-15-011 and 393-16-001, zoned R1-75.

Mr. Evans - Okay, item number four on our agenda is Maria Garden's and if the representative would come forward and give us your name and address for the record please.

Mr. Appel – Aaron Appel with Bramhall Engineering, 801 Moore Road, Avon, Ohio.

Mr. Evans – Thank you, Mr. Appel. Would you please take us through the parts of this project? I think in caucus you heard us talking about the fact that they came to us for a roof over plants. Now we're doing a parking lot. One of the concerns that we have is what is the big plan. What else is coming down the road because doing it piecemeal doesn't necessarily fit the project the right way.

Mr. Appel – Correct. We do apologize for coming to the Board multiple times. I do have Tim Stopper with us tonight. We don't have any other plans in the future for any improvements to the property. Some of these improvements that we're proposing right now were proposed back in 2006 for a concrete parking lot. That was never constructed so we're looking to move forward with a concrete parking lot and a storm water management basin and the goal for that is to collect rain water runoff and reuse that for irrigation purposes. We do hear the fence concerns and we did talk about that at Planning Commission two weeks ago and the fence on the east side we do not show that on the plans. The Stopper family will, in fact, repair that and rehabilitate the fence along the east side there. We have a new fence proposed on the west side. So, that fence is in disrepair as well.

Mr. Evans – If I remember right though the fence on the east side doesn't run the whole distance where the parking is proposed.

Mr. Appel – It will with the new construction.

Mr. Evans – The other thing that I mentioned in caucus that I have a concern about is the parking lot is 208 square feet. There are two storm drains on the west side of the parking lot. They are on either side of where the break point is. On the east side of those lanes there's only one on the north side. There's nothing on the south. There is another storm drain out on the gravel area there but

4) **MARIA GARDEN'S, TLT PROPERTIES II, LLC/Aaron Appel with Bramhall Engineering, Representative**

Mr. Evans continues - my guess is because the concrete that we're not going to have another one and because the south one on the west side goes into the storm water management my question is could you not put one on the east side of that so that you have four, which would then accommodate more water from the parking lot.

Mr. Appel – We actually have two new catch basins that we're putting in and then a third structure so that should be three structures in that parking lot for collecting any runoff and in that new concrete area. Right now, that is all gravel so essentially, we're putting the concrete in there but it also will be curbed so along that east side there won't be any chance of water getting off the property towards the fence and towards the existing residence. That water will all be collected into three catch basins.

Mr. Evans – On drawings c3.0 it shows the break point in the middle of the parking lot and so my concern was that water on the south side of that isn't going to have the catch basin except on the western edge and I didn't see that there was anything that showed in the plans what the level of concrete was going to be or where the pitch is going to be. So, I look at that additional parking in terms of quadrants and three of the quadrants have a drain in it. The fourth one doesn't. I'm not sure, I don't want, and I don't think you do either, water going onto the property to the east there and because you stub the one on the south side on the west into that drain off I just figured it would be easier to do another one to make sure you have enough to catch all the water. That 208 square feet is pretty large expansive concrete there. There is going to be a fair amount of water I think.

Mr. Appel – Agreed.

Mr. Evans – I'm suggesting that Engineering may want to take a look at that because it would be much easier to do that when you're doing the construction as opposed to tearing up concrete later on if there is a problem. I'm not an engineer. I'm just look at it saying we've had situations like this before where we have provided inadequate drainage and I don't like having problems come back to haunt us.

Mr. Appel – We don't like that either. We do have a grading plan. I'm not sure if you're seeing all of that information but on c3.0 there's an enlarged view and we have plenty of fall to the catch basins that are being installed there.

Mr. Evans – I saw 927, 928 and 929 level numbers there were on the topographical notes.

Mr. Appel – 926 and changes were the two catch basins that were draining and the outside edges were all higher so they're at 927.70, 928 so there's plenty of fall to the new catch basins that are going in.

4) MARIA GARDEN'S, TLT PROPERTIES II, LLC/Aaron Appel with Bramhall Engineering, Representative, Cont'd

Mr. Evans – All right. I have monopolized everything gentlemen. Questions?

Mr. Baldin – I think you did very well in covering that. There's a lot of land and woods there and you're taking some of the woods out?

Mr. Appel – It's minimal. I don't know if you saw the stakes out there.

Mr. Baldin – I saw the stakes into the woods on the east side primarily not the west side because the west side property doesn't seem to go back much further but you have a lot of excess material or whatever back there and then there's woods behind that before it goes to the people on Abigail. It looks like there's a lot of garbage stuff that you have piled up back there.

Mr. Appel – West of the retention basin there is a lot of storage material but all that is being reorganized and cleaned up.

Mr. Baldin – There is still going to be a buffer there for the people on Abigail, is there not?

Ma. Appel – There's existing trees that will remain there. A significant amount. There's also a landscape mound. There's also a large mound there that is taller than a fence. It's 6' tall.

Mr. Baldin – Thank you, I was curious. It's a lot of property but we want to see you continue there. We don't want you to leave. You've done a good job. It's always been clean and neat and I know you'll continue to do that and it'll be an improvement.

Mr. Houlé – Is this going to be black top or concrete parking?

Mr. Evans – Concrete.

Mr. Appel – Concrete.

Mr. Evans – Okay. The main parking lot is now asphalt?

Mr. Appel – Correct.

Mr. Houlé – Is that a new requirement, for it to be concrete?

Mr. Evans – I don't think so. It'll last longer. It shows concrete on the plan.

Mr. Miller – Under the requirements of the Zoning Code it's a hard surface and in Commercial Districts asphalt is permitted.

4) MARIA GARDEN'S, TLT PROPERTIES II, LLC/Aaron Appel with Bramhall Engineering, Representative, Cont'd

Mr. Baldin – In residential you can't.

Mr. Miller – They have an existing non-conforming enlargement on that.

Mr. Evans – We have plans that say concrete. Do you have to make any mention in granting the variance for the parking?

Mr. Kolick – You're not approving the surface, just like the Engineering Department will look at the drainage on it. The Engineering Department will also determine what is required. That is up to the Engineering Department. The fence being repaired is within your purview.

Mr. Evans – Is there lighting that is going to go into this new parking area?

Mr. Appel – No lighting is planned.

Mr. Evans – Thank you. All right, anything else? This is a Public Hearing. Is there anyone in the audience who wishes to speak for the granting of the variances? Is there anyone in the audience who wishes to speak against the granting of the variances? Hearing none and seeing none I will declare the Public Hearing closed and entertain a motion.

Mr. Hayden – Mr. Chairman, requesting to approve a variance from Zoning Code Section 1274.06, which prohibits enlargement or structural alteration of a non-conforming use and where the applicant is proposing Site Improvements and (b) requesting to approve a 3.5' Side Yard Setback variance from Zoning Code Section 1274.09, which requires a 10' Side Yard Setback (East) and where a 6.5' Side Yard Setback (East) is proposed for Parking Lot Improvements; property located at 20465 Royalton Road, PPN's 393-15-011 and 393-16-001, zoned R1-75.

Mr. Houle – Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – All right, the variances have been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set.

4) MARIA GARDEN'S, TLT PROPERTIES II, LLC/Aaron Appel with Bramhall Engineering, Representative, Cont'd

Mr. Kolick – Mr. Chairman, he needs to get back to the Architectural Review Board during the twenty-day period and back to Planning Commission after the twenty-day period.

Mr. Evans – Okay.

Mr. Appel – Thank you.

5) JON ROBERT AND KRISTY PIETRUSZKA, OWNER

- a) Requesting a 7' 8" Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 22' 8" Height is proposed in order to construct a 704 SF Accessory Structure;
- b) Requesting a 5' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 704 SF Accessory Structure;
- c) Requesting a 5.25' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 14.75' Setback from the main building is proposed in order to construct a 704 SF Accessory Structure; property located at 12755 Arbor Creek Drive, PPN 398-27-060, zoned R1-100.

Mr. Evans – Item number five on our agenda is Pietruszka on Arbor Creek and if you would be so kind to come forward please and we'll need your name and address.

Mr. Pietruszka – Jon Robert Pietruszka, 12755 Arbor Creek Drive in Strongsville.

Mr. Evans – We already did the public hearing at the last meeting. We have already talked about everything so you now have the Arbor Creek homeowner's association approval. The only thing is, Mr. Miller, the proximity of this proposed building would require fire rated drywall normally when this Board would make an exception like this. Should that be the case here and would it need to be on all sides or the side facing the residence?

Mr. Miller – The requirement for the fire barrier on that would be accomplished through the siding. That will give him his one-hour rating. There would be no additional requirement for interior drywall although he may be planning to do that down the road.

Mr. Evans – Outstanding. Thank you. Anything else, gentlemen? We have already done the public hearing so I will entertain a motion.

5) JON ROBERT AND KRISTY PIETRUSZKA, OWNER, Cont'd

Mr. Houlé – Mr. Chairman, I would like to make a request to approve a 7' 8" Height variance from Zoning Code Section 1252.04 (g), which permits a 15' Height and where a 22' 8" Height is proposed in order to construct a 704 SF Accessory Structure and b) requesting to approve a 5' Side Yard Setback variance from Zoning Code Section 1252.15, which requires a 10' Side Yard Setback and where a 5' Side Yard Setback is proposed in order to construct a 704 SF Accessory Structure and c) requesting to approve a 5.25' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 14.75' Setback from the main building is proposed in order to construct a 704 SF Accessory Structure; property located at 12755 Arbor Creek Drive, PPN 398-27-060, zoned R1-100.

Mr. Hayden – Second.

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

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – All right, the variances have been granted subject to a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object and then you can move forward with the project. For now, you're all set.

Mr. Pietruszka – Thank you.

Mr. Evans – Thank you. Is there anything else to come before the Board tonight? If not, then we will stand adjourned.

Signature on File

Mr. Evans, Chairman

Signature on File

Kathy Zamrzla, Sec'y

June 23, 2021

Approval date