

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

**Meeting of
March 9, 2022**

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

Administration: Assistant Law Director Daniel J. Kolick

Assistant Building Commissioner: Brian Roenigk

Recording Secretary: Kathy Zamrzla

Mr. Evans – I'd like to call this caucus for the meeting of March 9, 2022 to order. We have minutes from the meeting of February 23, 2002. We talked at our last meeting about going to Council with a memorandum about trailers and containers and such. The Law Department prepared that. Kathy sent it off to Council, so they have been advised by us that they should do something about it because we anticipate that additional things will be coming.

Mr. Rusnov – We're heading off a problem.

Mr. Evans – It will be interesting to see what Council does.

The Board members discussed the following:

1) NAIM AND GLADYS SAKER, OWNERS

- a) Requesting a 30' Rear Yard Setback variance from Zoning Code Section 1252.04 (d) (3), which permits a 0' encroachment into the platted Rear Yard Setback and where a 30' encroachment into the platted Rear Yard Setback is proposed in order to construct a Sunroom Addition;
- b) Requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 20' Rear Yard Setback is proposed in order to construct a Concrete Patio; property located at 18516 Meadow Lane, PPN 396-07-028, zoned R1-75.

Mr. Rusnov asked if the City Building Department has any objections to the plans. Mr. Roenigk stated that there are no objections. Mr. Rusnov stated that these are wider lots.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
March 9, 2022

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

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

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

Mr. Evans – I would like to call this March 9, 2022 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	PRESENT

Mr. Evans – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Strongsville Codified Ordinances. We have minutes from February 23, 2022. If there are no changes, we will submit those as they were given to us for the record. 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) **NAIM AND GLADYS SAKER, OWNERS**

- a) Requesting a 30’ Rear Yard Setback variance from Zoning Code Section 1252.04 (d) (3), which permits a 0’ encroachment into the platted Rear Yard Setback and where a 30’ encroachment into the platted Rear Yard Setback is proposed in order to construct a Sunroom Addition;
- b) Requesting a 16’ Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36’ Rear Yard Setback and where a 20’ Rear Yard Setback is

1) **NAIM AND GLADYS SAKER, OWNERS, Cont'd**

proposed in order to construct a Concrete Patio; property located at 18516 Meadow Lane, PPN 396-07-028, zoned R1-75.

Mr. Evans – We have one public hearing this evening. If we have a representative and if you will come forward. Please state your name and address for the record.

Mr. Saker – My name is Naim Saker. I live at 18516 Meadow Lane, Strongsville, Ohio, 44136.

Mr. Evans – All of the Board Members have been out to visit the property so we are familiar with it. Give us a quick run through of why you are asking for the variances to these additions to the property.

Mr. Saker – We have a small family room. My oldest got married and we are hoping for grandkids soon. I would like the extension to the family room to be a sun room. We have a front deck but it's only six feet deep. I thought the best thing to do was an addition and make it a sun room.

Mr. Hayden – Is the family room right behind the garage?

Mr. Saker – Yes.

Mr. Hayden– It leads out to that deck? And that deck is coming down and this is where that's going to go?

Mr. Saker – Yes.

Mr. Baldin – The deck is coming down and you're going to make a walkway. You're going to extend your patio too?

Mr. Saker – The patio is going to be as long as the extension. It's a walk-out basement and the land behind me is sloped down. The lower deck would be just concrete.

Mr. Evans – We understand that you want to expand the house to make better use of it.

Mr. Houlé – We also noted that there are fences on all three sides of the backyard and two of them are board-on-board so that gives you more privacy. There is sort of a slant to the backyard that levels out to the rear of the yard.

Mr. Saker – What I'm planning on doing after I do the deck and the patio is to make steps between the patio and the fence.

Mr. Baldin – There's quite a bit of a slope there.

1) **NAIM AND GLADYS SAKER, OWNERS, Cont'd**

Mr. Saker – It's about six feet high and the length is about. . .

Mr. Baldin – Just make sure you have a handrail on it.

Mr. Houlé – Is the large Maple tree going to stay or do you have to cut that down?

Mr. Saker – I'm going to wait and see.

Mr. Evans – This is a public hearing. Is there anyone in the audience who wishes to speak for the granting of the variance? Is there anyone in the audience who 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, requesting a 30' Rear Yard Setback variance from Zoning Code Section 1252.04 (d) (3), which permits a 0' encroachment into the platted Rear Yard Setback and where a 30' encroachment into the platted Rear Yard Setback is proposed in order to construct a Sunroom Addition; (b) requesting a 16' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 20' Rear Yard Setback is proposed in order to construct a Concrete Patio; property located at 18516 Meadow Lane, PPN 396-07-028, zoned R1-75.

Mr. Hayden – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – The variance has been granted by this Board. There is a twenty day waiting period during which time City Council has the 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 and then you can move forward with the project. You are all set.

Mr. Saker – Thank you.

Mr. Evans – If there is nothing else, then we will adjourn the meeting.

Signature on File
Mr. Evans, Chairman

Signature on File
Kathy Zamrzla, Secretary

March 23, 2022
Approval date