

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

**Meeting of
November 3, 2021**

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: Kristi Onofre

Mr. Evans – I'd like to call this caucus for the meeting of November 3, 2021 to order. This is a time for the Board Members to informally discuss the items that are on our agenda this evening. When we go into our normal meeting at 8:00 we will invite your participation as the audience and as applicants for the variances. You may stay and listen to the comments by the Board Members but we'll invite your participation at 8:00 when the actual meeting begins. Gentlemen, item number one on our agenda is Hoppingarner on Prescott Lane. This is a setback variance for a deck.

The Board members discussed the following:

1) MICHAEL AND CARLA HOOPINGARNER, OWNER/Dream Decks, Rep.

Requesting a 15' Rear Yard Setback variance from Zoning Code Section 1252.05 (a), which requires a 35' Rear Yard Setback from the rear property line and where a 20' Rear Yard Setback from the rear property line is proposed in order to construct a 190 SF Deck; property located at 13128 Prescott Lane, PPN 398-25-060, zoned R1-75.

Mr. Hayden stated that this is a pie-shaped lot so there is a topography issue and the backyard is very shallow. Mr. Rusnov stated that the topographical issue is in the Board's purview. Mr. Houlé stated that there is a very big swale also. Mr. Roenigk stated that there is a storm sewer easement in the backyard. Mr. Evans stated that the variance will not impact the swale. Mr. Houlé stated that there is HOA approval.

2) SUZANNE AND NICHOLAS BLAIR, OWNERS/ Marquis Remodeling, Rep.

a) Requesting a 6' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a 10' Side Yard Setback and where a 4' Side Yard Setback is proposed in order to construct a 240 SF Garage Addition and Driveway;

b) Requesting a 6' variance from neighboring dwelling (North) from Zoning Code Section 1252.04(e), which requires 25' between dwellings and where 19' is proposed in order to construct a 240 SF Garage Addition, property located at 20617 Morar Circle, PPN 394-22-146, zoned R1-100.

Mr. Evans stated that there is an additional variance request which is (b) which is a side yard variance. It is a pie-shaped lot. Mr. Rusnov stated that this is a topographical issue. Mr. Houlé stated that the neighbor next door has the same scenario with a third car garage that was added on. Mr. Evans stated that there is HOA approval.

Mr. Evans – We do have minutes from October 20, 2021. There are no changes. Our caucus is adjourned.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
November 3, 2021**

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. Onofre, Recording Secretary

Mr. Evans – I would like to call this November 3, 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	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 a revised agenda this evening. We added an item on to it and therefore I will need a motion.

Mr. Houlé – I'd like to make a motion to approve the amended agenda.

Mr. Baldin – Second.

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

ROLL CALL:	ALL AYES:	MOTION PASSED
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Mr. Evans - We have before us minutes from October 20, 2021. We talked about these in caucus. If there are no further changes or corrections, 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 now stand and be sworn in by our Assistant Law Director, as well as our secretary and Building Department representative. If you are introducing or presenting a request for a variance, or if you

are here for a public hearing, if you plan on speaking at all, now would be the time for you to stand and be sworn in so we don't have to do it later on.

Mr. Kolick stated the oath to those standing.

1) **MICHAEL AND CARLA HOOPINGARNER, OWNER/Dream Decks, Rep.**

Requesting a 15' Rear Yard Setback variance from Zoning Code Section 1252.05 (a), which requires a 35' Rear Yard Setback from the rear property line and where a 20' Rear Yard Setback from the rear property line is proposed in order to construct a 190 SF Deck; property located at 13128 Prescott Lane, PPN 398-25-060, zoned R1-75.

Mr. Evans – Item number one on our agenda is Hoopingarner on Prescott Lane. If we could have a representative come forward. We will need your name and address for the record.

Ms. Brown – I am here for the Hoopingarners.

Mr. Evans – If you would be so kind as to give us a quick synopsis of what the variance request is and why the owners need the variance for the property.

Ms. Brown – So the deck is encroaching on the property lines. The way that the backyard is it's not an easy place to build with all the setbacks and everything. This would be the main access to their backyard and they can't really use their backyard without a deck. Another thing is the neighbors behind them cannot see them due to the elevation differences in the trees. So, I don't see why it should be an issue.

Mr. Evans – Thank you. We did talk about this a little bit in caucus. We do have the Homeowner's Association approval for it. Any thoughts, questions, comments?

Mr. Houlé – The property is a pie-shaped lot. There's a topographical issue here.

Mr. Rusnov – This is under our purview as one of the four things we're allowed to grant variances for.

Mr. Baldin – It's a very tight lot and I think you're right, that's the only way they would have access to the backyard to enjoy it.

Mr. Houlé – Another thing we noted too, is that there's a swale and a drain in the backyard and the proposed addition will have no effect on that by building it where they want it.

Mr. Evans – This is a public hearing. I will ask if there's anybody in the audience who wishes to speak for the granting of this variance. Is there anybody in the audience who wishes to speak

1) **MICHAEL AND CARLA HOOPINGARNER, OWNER/Dream Decks, Rep., Cont'd**

Mr. Evans continues - against the granting of this variance? Hearing none and seeing none, I will declare the public hearing closed and entertain a motion.

Mr. Rusnov - Mr. Chairman, requesting a 15' Rear Yard Setback variance from Zoning Code Section 1252.05 (a), which requires a 35' Rear Yard Setback from the rear property line and where a 20' Rear Yard Setback from the rear property line is proposed in order to construct a 190 SF Deck; property located at 13128 Prescott Lane, PPN 398-25-060, 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 take action, you will be notified by the Building Department at the conclusion of the twenty days and then you can move forward with the project. You are done for tonight.

2) **SUZANNE AND NICHOLAS BLAIR, OWNERS/ Marquis Remodeling, Rep.**

- a) Requesting a 6' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a 10' Side Yard Setback and where a 4' Side Yard Setback is proposed in order to construct a 240 SF Garage Addition and Driveway;
- b) Requesting a 6' variance from neighboring dwelling (North) from Zoning Code Section 1252.04(e), which requires 25' between dwellings and where 19' is proposed in order to construct a 240 SF Garage Addition, property located at 20617 Morar Circle, PPN 394-22-146, zoned R1-100.

Mr. Evans – Item number two on the agenda is Blair on Morar Circle. If we could have the representative come forward. We will need your name and address for the record.

Mr. Blair – My name is Nicholas Blair. I live at 20617 Morar Circle, Strongsville, Ohio, 44149.

Mr. Evans – Could you explain, very quickly and succinctly, your request for the variance and why you need it?

2) **SUZANNE AND NICHOLAS BLAIR, OWNERS/ Marquis Remodeling, Rep.,
Cont'd**

Mr. Blair – Sure. We're adding on a third car garage addition. I wish we had more than two cars, but it's really kid's stuff and with our HOA we're not allowed to have sheds. Need a three car garage to get two cars in.

Mr. Evans – We mentioned in caucus that we do have the Homeowner's Association approval on this. Any thoughts or comments on this?

Mr. Rusnov – Because of the shape of the lot, the Building Department had to measure at the front, but as you go back further you're closer to compliance and that's due to the topography of the property.

Mr. Hayden – We did mention that the house right next door is the exact same situation with the third car garage and it looks very appealing from the street and I think this would be a good addition also to the neighborhood.

Mr. Rusnov – Also needs have changed. Most people need more than a two car garage in today's marketplace because of the families and the number of cars.

Mr. Evans – This is a public hearing. I will ask if there is anybody in the audience who wishes to speak for the granting of the variance. Is there anybody 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. Hayden – Mr. Chairman, requesting a 6' Side Yard Setback variance from Zoning Code Section 1252.05, which requires a 10' Side Yard Setback and where a 4' Side Yard Setback is proposed in order to construct a 240 SF Garage Addition and Driveway; (b) requesting a 6' variance from neighboring dwelling (North) from Zoning Code Section 1252.04(e), which requires 25' between dwellings and where 19' is proposed in order to construct a 240 SF Garage Addition, property located at 20617 Morar Circle, PPN 394-22-146, zoned R1-100.

Mr. Rusnov – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

2) **SUZANNE AND NICHOLAS BLAIR, OWNERS/ Marquis Remodeling, Rep.,
Cont'd**

Mr. Evans – The variance has been granted by this Board. There is that same twenty day waiting period during which time Council has the opportunity to review our decision. If they take no action on it, you'll be notified by the Building Department at the conclusion of the twenty days. You can then move forward with your project. You are set for this evening as well.

Mr. Blair – Appreciate it. Thank you.

Mr. Evans – Is there anything else to come before the Board? Then we are done. Meeting adjourned.

Signature on File
Mr. Evans, Chairman

Signature on File
Kathy Zamrzla, Sec'y

Nov. 17, 2021
Approval date