

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

**Meeting of
September 22, 2021**

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

Administration: Assistant Law Director Daniel J. Kolick

Assistant Building Commissioner: Brian Roenigk

Recording Secretary: Kathy Zamrzla

Mr. Evans – Good evening ladies and gentlemen. I'd like to call this September 22, 2021 caucus to order. The caucus is a time for Board Members to discuss the items on the agenda this evening. You are not going to have an opportunity to participate in the caucus, but once we begin the official meeting at 8:00 you will be invited to join. If you plan on participating, you'll also be sworn in at that time. You are welcome to stay and listen to the deliberations and comments of the Board Members, but this is a time only for the Board Members to discuss the items that are on the agenda. We have minutes from September 8, 2021 that were given to us via email. I believe everybody looked at them. Any corrections, any comments or anything like that? We will submit those as given to us for the record.

The Board members discussed the following:

1) JDS MORRIS 6021 LLC, OWNER

- a) Requesting a 40' Front Yard Setback variance from Zoning Code Section 1252.04 (d) (2), which requires a 100' Front Yard Setback from the centerline of Morris Drive and where a 60' Front Yard Setback from the centerline of Morris Drive is proposed in order to construct a 2,154 SF Single Family Dwelling;
- b) Requesting a 2' Side Yard Setback variance from Zoning Code Section 1252.04 (d) (2), which requires a 10' Side Yard Setback and where an 8' Side Yard Setback is proposed in order to construct a 2,154 Single Family Dwelling; property located at 21149 Morris Drive, PPN 393-06-097, zoned R1-75.

Mr. Rusnov commented that the whole street is a hodgepodge of different styles. He stated that he does not have an issue with this request. It currently is a vacant lot. Mr. Roenigk stated that section (b) was added after the initial request since the wrong topo was submitted and it is now corrected.

2) DANA AND JAMES NAGEL, OWNERS

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 44' Rear Yard Setback is proposed in order to construct a Covered Porch Roof; property located at 20372 Kylemore Drive, PPN 394-27-063, zoned R1-100.

Mr. Houlé stated that he has no issue with this request. Mr. Baldin stated that the applicant currently has gravel in the back. Mr. Kolick asked if the side yard variance was removed and Mr. Roenigk stated that it was. He stated that the eve will match the eve of the house but the foundation will be in line.

3) MARK HUML, OWNER

- a) Requesting a 10' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 50' Front Yard Setback and where a 40' Front Yard Setback is proposed in order to construct a 2,502 SF Single Family Dwelling;
- b) Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a 2,502 SF Single Family Dwelling; property located at Walking Stick Way, PPN 399-25-042, zoned R1-75.

Mr. Rusnov stated that he has no issue with this request. Mr. Houlé stated that it might be a little bit out compared to the others, but he has no problem with it. Mr. Baldin also stated that he doesn't have a problem with the request.

4) SCOTT GRAUEL, OWNER/R.A. Kalfas, Representative

Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 43' Rear Yard Setback is proposed in order to construct a 593 SF Two-Story Addition; property located at 22320 Needlewood Circle, PPN 391-02-041, zoned R1-75.

Mr. Hayden stated that it is a pie-shaped lot. Mr. Rusnov stated that there is a topographical issue, and he has no problem with the request.

Mr. Evans stated that on items 2, 3, and 4, that the Board does have the Homeowner's Association approvals.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
September 22, 2021

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

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

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

Mr. Evans – I would like to call this September 22, 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 before us this evening minutes from September 8, 2021. We discussed these in caucus. If there are no additional comments or corrections to them, we will submit the minutes as they were given to us for the record. If you are here this evening and you intend to speak to the Board, that would be if you are an applicant introducing a request for a variance or if you are here for a public hearing, I would ask that you now stand and be sworn in by our Assistant Law Director. So, if you think you might need to speak tonight for any reason, now would be a good time to stand and be sworn in, in order to be able to speak as well as our Building Department representative and secretary.

Mr. Kolick stated the oath to those standing.

1) JDS MORRIS 6021 LLC, OWNER

- a) Requesting a 40' Front Yard Setback variance from Zoning Code Section 1252.04 (d) (2), which requires a 100' Front Yard Setback from the centerline of Morris Drive and where a 60' Front Yard Setback from the centerline of Morris Drive is proposed in order to construct a 2,154 SF Single Family Dwelling;

- b) Requesting a 2' Side Yard Setback variance from Zoning Code Section 1252.04 (d) (2), which requires a 10' Side Yard Setback and where an 8' Side Yard Setback is proposed in order to construct a 2,154 Single Family Dwelling; property located at 21149 Morris Drive, PPN 393-06-097, zoned R1-75.

Mr. Evans – This evening on our agenda for public hearing we have item number one which is Morris on Morris Drive. Do we have someone here representing that? If you would come forward to the microphone. We will need your name and address for the record.

Mr. Stracensky – My name is John Stracensky. I live at 4969 Sleepy Hollow Road in Medina.

Mr. Evans – Tell us a little bit about the project and why it is that we need to consider a variance.

Mr. Stracensky – We purchased an old house that had three, fifty feet wide lots. We consolidated those lots and made them two, seventy five foot lots. Then the Building Commissioner said that it now falls into a 100 feet setback, which the lots are 171 feet deep, so if we set our house at 100 feet, for one we would be looking at the backs of everybody's houses and it would look funny and plus we'd have a very, very short backyard. So, we're keeping in line with the rest of the neighborhood. We're trying to build a new house to sell.

Mr. Rusnov – It conforms with the hodgepodge of setbacks.

Mr. Stracensky – Yes, everybody's a little different, but everybody's closer to the road.

Mr. Evans – It is an older area and we recognize that and the reason that we exist is to make those types of determinations. So, we'll take it to a public hearing. Is there anyone in the audience who wishes to speak for the granting of the variance? Is there anybody 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. Hayden – Mr. Chairman, requesting a 40' Front Yard Setback variance from Zoning Code Section 1252.04 (d) (2), which requires a 100' Front Yard Setback from the centerline of Morris Drive and where a 60' Front Yard Setback from the centerline of Morris Drive is proposed in order to construct a 2,154 SF Single Family Dwelling; (b) requesting a 2' Side Yard Setback variance from Zoning Code Section 1252.04 (d) (2), which requires a 10' Side Yard Setback and where an 8' Side Yard Setback is proposed in order to construct a 2,154 SF Single Family Dwelling; property located at 21149 Morris Drive, PPN 393-06-097, zoned R1-75.

Mr. Rusnov – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – The variance has been granted. 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 on it at the end of the twenty days, you'll be notified by the Building Department and then you can move forward with the plans to build. There's nothing else that you need from us here this evening.

2) **DANA AND JAMES NAGEL, OWNERS**

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 44' Rear Yard Setback is proposed in order to construct a Covered Porch Roof; property located at 20372 Kylemore Drive, PPN 394-27-063, zoned R1-100.

Mr. Evans – Item number two on our agenda is Nagel on Kylemore. If you would come forward to the microphone and we'll need your name and address for the record.

Ms. Nagel – I'm Dana Nagel and I live at 20372 Kylemore Drive in Strongsville.

Mr. Evans – I believe you heard us talking in caucus. Why don't you give us a quick idea of what it is and why you need to do it.

Ms. Nagel – We have a wonderful patio that we enjoy but when it rains we have to cancel since we entertain a lot. We want to cover it so we can extend the use of our patio. It does rain and snow and we have a TV out there. Especially with Covid we want to entertain a lot outside.

Mr. Evans – Brian talked about the pizza oven in caucus, so we're just assuming that's part and parcel of the project.

Mr. Roenigk – It's existing, isn't it?

Ms. Nagel – It's existing, yes.

Mr. Evans – Thoughts, comments?

Mr. Rusnov – It was summed up in caucus.

Mr. Houlé – Mr. Chairman, we do have the Homeowner's approval on it also.

Mr. Evans – Thank you Mr. Houlé.

Mr. Houlé – As I mentioned in caucus, it is a shorter backyard. It's very private with a lot of trees that will shield it. I think it will fit in nicely.

Mr. Nagel – Thank you.

Mr. Evans – You do have common area on the one side and it does back up to common area as well. The Homeowner's Association expressed approval. This is a public hearing. Is there 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. Rusnov – Mr. Chairman, requesting a 6' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 44' Rear Yard Setback is proposed in order to construct a Covered Porch Roof; property located at 20372 Kylemore Drive, PPN 394-27-063, zoned R1-100.

Mr. Hayden – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – The variance has been approved by this Board. There is a twenty day waiting period, during which time City Council has the opportunity to review our decision. If they do not act on it by the end of the twenty days, then you'll be notified by the Building Department and you can move forward with the plans and the project. We wish you success. You're done for tonight.

Ms. Nagel – Is it twenty business days?

Mr. Evans – No, it's twenty calendar days.

3) MARK HUML, OWNER

- a) Requesting a 10' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 50' Front Yard Setback and where a 40' Front Yard Setback is proposed in order to construct a 2,502 SF Single Family Dwelling;
- b) Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a 2,502 SF Single Family Dwelling; property located at Walking Stick Way, PPN 399-25-042, zoned R1-75.

Mr. Evans – Item number three on our agenda is Huml on Walking Stick Way. If you would come forward and give us your name and address for the record please?

Mr. Huml – My name is Mark Huml. I own the vacant lot on Walking Stick Way, 399-25-042. I currently live in Spyglass Hill which is connected to Bent Tree. I saw the opportunity to purchase the lot in the neighborhood that I grew up in. I think you summarized it well in caucus. The Codes have changed many times since the neighborhood was built in the early 80's. Due to the limitations of the size of the lot, this is the best I could come up with to build something that fits into the lot due to the restrictions of the size and that lines up decently well with the next-door neighbors.

Mr. Rusnov – And for the current zoning.

Mr. Huml – Yes.

Mr. Evans – Good summary. I also want to add that your presentation to the Bent Tree Homeowner's Association was very, very well done. We don't get to see many presentations that are that well done. Normally things just sort of get shuffled through, but you did a really nice job of presenting it, which is why I'm assuming that's why there's nobody here asking any questions about it tonight. Any other thoughts, gentlemen?

Mr. Houlé – We do have the Homeowner's Association approval on this one too.

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. Baldin – Mr. Chairman, requesting a 10' Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 50' Front Yard Setback and where a 40' Front Yard Setback is proposed in order to construct a 2,502 SF Single Family Dwelling; (b) Requesting a 10' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 40' Rear Yard Setback is proposed in order to construct a 2,502 SF Single Family Dwelling; property located at Walking Stick Way, PPN 399-25-042, zoned R1-75, be approved.

Mr. Rusnov – Second.

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

ROLL CALL:

ALL AYES:

MOTION PASSED

Mr. Evans – We're happy to be a part of the process in approving the variance. The same twenty day waiting period does exist for City Council to review it. If, at the end of the twenty days, they have not taken the issue up, at that point you'll be notified by the Building Department to move

forward with the plans. Good luck and we're glad you were able to find a place to build and we look forward to you continuing to be a part of Strongsville.

Mr. Huml – Thank you very much.

4) SCOTT GRAUEL, OWNER/R.A. Kalfas, Representative

Requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 43' Rear Yard Setback is proposed in order to construct a 593 SF Two-Story Addition; property located at 22320 Needlewood Circle, PPN 391-02-041, zoned R1-75.

Mr. Evans – Item number four on our agenda is Grauel on Needlewood. If you would come forward please. We will need your name and address for the record.

Mr. Gibson – Good evening. Chris Gibson with R.A. Kalfas Construction, 12001 Prospect Road, Strongsville.

Ms. Kalfas – Courtney Kalfas, R.A. Kalfas Construction, 12001 Prospect Road, Strongsville, Ohio.

Mr. Evans – Thank you Mr. Gibson. Are you going to be the one to do the short dissertation?

Mr. Gibson – Yes sir.

Mr. Evans – If you would be so kind as to tell us about the project. You heard us talking in caucus. We've all been out to take a look at the plot.

Mr. Gibson – Per your conversation during caucus, there is some common ground in-between the two property lines with quite a bit of wooded area. HOA approval already. The reason for the addition for the bedroom and the kitchen is due to Mr. Grauel having unexpected medical issues. Hardship has fallen on the family. They want to improve their house and stay in Strongsville at the same time.

Mr. Evans – Gentlemen, any comments, thoughts?

Mr. Rusnov – Pretty much sums it up.

Mr. Baldin – It's an odd shaped lot. It's an older home. If they want to modernize it I think it will be a fine addition.

Mr. Houlé – It's a topographical issue. It is on a cul-de-sac and the lot is irregular in shape and we also have the Homeowner's Association approval on this too.

Mr. Evans – We do have Meadowood approval. Anything else gentlemen? 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. Houlé – Mr. Chairman, requesting a 7' Rear Yard Setback variance from Zoning Code Section 1252.04 (f), which requires a 50' Rear Yard Setback and where a 43' Rear Yard Setback is proposed in order to construct a 593 SF Two-Story Addition; property located at 22320 Needlewood Circle, PPN 391-02-041, 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 PASSED

Mr. Evans – The same twenty days applies to this situation. The variance has been approved by us. Council has the opportunity to review it. The Building Department will notify you at the end of the twenty days. You guys are set. Thank you very much.

Mr. Gibson – Thank you.

Mr. Evans – Is there anything else to come before the Board this evening? There is not so we will be adjourned.

Signature on File

Mr. Evans, Chairman

Signature on File

Kathy Zamrzla, Sec'y

October 6, 2021

Approval date