

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

**Meeting of
October 19, 2016
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, John Rusnov, David Houlié, Tom Smeader
Administration: Assistant Law Director Daniel J. Kolick
Building Department Representative: Mike Miller
Recording Secretary: Kathryn Zamrzla

The Board members discussed the following:

NEW APPLICATIONS

1) ARCHITECTURAL JUSTICE/James Justice, Representative

- a) Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits two (2) Wall Signs (West and South) and where four (4) Wall Signs (North, South, East and West) are proposed;
- b) Requesting a 3.5 SF Projecting Wall Sign Face Area variance from Zoning Code Section 1272.10 (c), which permits a 9 SF Projecting Wall Sign Face Area and where a 12.5 SF Projecting Wall Sign Face Area is proposed; property located at 13593 Pearl Road, PPN 396-10-006, 396-10-007 and 396-10-008, zoned General Business (GB).

The Board noted that the overall square footage is approximately 40 SF under what is allowed by the City. They also noted that the neighbor has a sign variance. They stated that they have been presented the whole sign package to review. They mentioned that this package includes two new signs with these variances.

PUBLIC HEARINGS

2) JOSEPH WILSON AND MICHELLE ZIERNICKI, OWNERS

Requesting a 6' variance from Zoning Code Section 1252.16 (e), which requires a Deck maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 1,350 SF Deck 6' into the side yard; property located at 22341 Pinnacle Point, PPN 392-13-056, zoned R1-75.

The Board noted that this is for a handicapped accessible ramp. The Board saw no issue with this variance request.

3) JANE AND LESTER CHIDSEY, OWNERS/Moscarino Outdoor Creations, Inc., Representative

Requesting a 9.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 26.5' Rear Yard Setback is proposed

in order to install a 112 SF concrete Patio; property located at 9707 Huntington Park Drive,
PPN 39521-065, zoned R1-75.

The Board saw no issue with this variance request.

The Board discussed the Finding of Facts and Conclusions of Law for Brian and Jennifer Cowan.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

October 19, 2016

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

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

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

Mr. Evans – Good evening ladies and gentlemen. I would like to call this October 19, 2016 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy if you would call the roll please?

ROLL CALL: ALL PRESENT EXCEPT FOR MR. BALDIN

Mr. Houlé – I'd like to make a motion to excuse Mr. Baldin for just cause.

Mr. Rusnov – Second.

Mr. Evans – I have a motion and a second. May I have a roll call please?

ROLL CALL: ALL AYES MOTION PASSED

Mr. Evans – Thank you. 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 Findings of Facts and Conclusions of Law regarding the request of Brian and Jennifer Cowen of 19293 Lunn Road. We talked about it in caucus. Are there any changes that anyone would like to propose? If not I would accept a motion to approve.

Mr. Houlé – I'd like to make a motion to approve the Findings of Facts and Conclusions of Law regarding the denial of the request of Brian and Jennifer Cowen of 19293 Lunn Road.

Mr. Rusnov – Second.

Mr. Evans – I have a motion and a second. May I have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Evans – Our meetings are divided into two portions; first is new applications and then the public hearings. We will ask that each of those individuals come forward in order and give us their name and address for the record. Then we are going to ask them to describe their request for a variance. 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.

NEW APPLICATIONS

1) ARCHITECTURAL JUSTICE/James Justice, Representative

- a) Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits two (2) Wall Signs (West and South) and where four (4) Wall Signs (North, South, East and West) are proposed;
- b) Requesting a 3.5 SF Projecting Wall Sign Face Area variance from Zoning Code Section 1272.10 (c), which permits a 9 SF Projecting Wall Sign Face Area and where a 12.5 SF Projecting Wall Sign Face Area is proposed; property located at 13593 Pearl Road, PPN 396-10-006, 396-10-007 and 396-10-008, zoned General Business (GB).

Mr. Evans – First on our agenda is Architectural Justice with James Justice representing. Please come up to the microphone and give us your name and address for the record.

Mr. Justice – James Justice, 4404 Kingsbury Road in Media.

Mr. Evans – Thank you. You are building a building right outside here and are under construction. You've come before us asking for a number of variances. In particular there are two sections. Please take us through these variances and give us a layout of what you're planning.

Mr. Justice – We're requesting multiple signs around the building. We're approved already for two signs. Due to exposure in the back where the parking lot is we'd like to add two signs to the rear of the building as well. We'll have one on the east, west and south sides of the building. We are staying under the total allowable square footage. The monument sign is not being used anymore.

1) **ARCHITECTURAL JUSTICE/James Justice, Representative, Cont'd**

Mr. Evans – OK. You're not doing a monument sign.

Mr. Justice – Correct. This is the total sign package.

Mr. Evans – Excellent. That's good to hear. Mr. Kolick do we need to do anything that because we had a variance that was already out there for that.

Mr. Kolick – If we have a variance for that then we add as a condition to these that we are voiding the monument sign approval.

Mr. Evans – Alright as I mentioned in caucus, I appreciate the fact that you've come to us with all the signage. We have many times that people come in with one sign and then all the sudden three signs appear. The building is looking really nice. Are there any other questions from Board members?

Mr. Smeader – No.

Mr. Evans – Alright, we all have the package, and we all know where the building is at. We'll take a look at it before the next meeting. We appreciate you coming before us this evening. Your public hearing will be on November 2nd. That's two weeks from today. You can stay or go, it's up to you, but you're all set for tonight.

Mr. Justice – Alright, well thank you.

PUBLIC HEARINGS

2) **JOSEPH WILSON AND MICHELLE ZIERNICKI, OWNERS**

Requesting a 6' variance from Zoning Code Section 1252.16 (e), which requires a Deck maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 1,350 SF Deck 6' into the side yard; property located at 22341 Pinnacle Point, PPN 392-13-056, zoned R1-75.

Mr. Evans – Item number two on our agenda tonight takes us into public hearings. We have Joseph Wilson and Michelle Ziernicki. Please come up to the microphone and give us your name and address for the record.

Ms. Ziernicki – Thanks. Michelle Ziernicki, 14382 Hastings Court in Strongsville.

Mr. Evans – Thank you.

2) **JOSEPH WILSON AND MICHELLE ZIERNICKI, OWNERS, Cont'd**

Mr. Kronowski – Phil Kronowski with Classic Decks 2921 Center Road in Brunswick.

Mr. Evans – OK, you are asking for a variance to go into the side yard. This is to put in an accessibility ramp. We have all been out to look at the property. Are there any questions from the Board members?

Mr. Rusnov – No.

Mr. Smeader – No questions.

Mr. Houlé – Just an observation from looking at the property, the terrain and the topography there really doesn't seem to be any alternative to putting it onto that side of the home.

Mr. Evans – We talked about in caucus that it's a good location for it so we hope it will work well for you there. Mr. Evans – 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 will now entertain a motion.

Mr. Rusnov – I make a motion to approve a request for a 6' variance from Zoning Code Section 1252.16 (e), which requires a Deck maintain the same required side yard setback as the main dwelling and where the applicant is proposing a 1,350 SF Deck 6' into the side yard; property located at 22341 Pinnacle Point, PPN 392-13-056, zoned R1-75.

Mr. Smeader – Second.

Mr. Evans – Thank you. 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. You are good to go. Thank you.

Ms. Ziernicki – Thank you.

3) **JANE AND LESTER CHIDSEY, OWNERS/Moscarino Outdoor Creations, Inc., Representative**

Requesting a 9.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 26.5' Rear Yard Setback is proposed in order to install a 112 SF concrete Patio; property located at 9707 Huntington Park Drive, PPN 39521-065, zoned R1-75.

Mr. Evans – Number three on our agenda is Jane and Lester Chidsey. Please come up to the microphone and give us your name and address for the record.

Mr. Chidsey – Lester Chidsey, 9707 Huntington Park Drive in Strongsville.

Mr. Evans – Thank you. You're here looking for a variance, we've lost our audience with the exception of you. I think at this point we're familiar with what the variance request is so are there any questions or observation from the Board Members?

Mr. Rusnov – No questions.

Mr. Houlé – Just that we have a letter of approval from the Huntington Park Estates Homeowners Association.

Mr. Evans – 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 will now entertain a motion.

Mr. Rusnov – I would like to make a motion that we approve a request for a 9.5' Rear Yard Setback variance from Zoning Code Section 1252.16 (e), which requires a 36' Rear Yard Setback and where a 26.5' Rear Yard Setback is proposed in order to install a 112 SF concrete Patio; property located at 9707 Huntington Park Drive, PPN 39521-065, zoned R1-75.

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. You will get a notice from the Building Department when that time has passed. You are good to go. Thank you.

Mr. Chidsey – Thank you. Is that 20 working days or 20 straight days?

3) **JANE AND LESTER CHIDSEY, OWNERS/Moscarino Outdoor Creations, Inc.,
Representative, Cont'd**

Mr. Evans – 20 calendar days.

Mr. Chidsey – I have another question. For future reference, as long as one person is here do I as the contractor need to be here if the homeowner is here or vice versa?

Mr. Kolick – As long as we have one person here to answer the question its fine. Sometimes we have contractors here and sometimes we have the homeowners here. Sometimes we have both. If the property owner can answer all the questions it's fine, but sometimes we have questions about building items that contractors help to answer.

Mr. Evans – Sometimes technical questions will have to go back to a contractor. Sometimes the contractor is the one who has put the plans together so they can answer whether it's too big, too high, and too close. Only a contractor could say, well we could do this or we could do that. We don't require that they both be here though.

Mr. Chidsey – So only one person. OK, thanks.

Ms. Zamrzla – Tomorrow I will mail a letter to the applicant explaining what happened at the meeting tonight and what the next step is.

Mr. Chidsey – Thank you very much.

Mr. Evans – Excellent. Alright is there anything else to come before the Board tonight? If not, then we stand adjourned.

Signature on File
Mr. Evans, Chairman

Signature on File
Kathryn A. Zamrzla, Sec'y

November 2, 2016
Approval Date