

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**
Meeting of
November 16, 2016
7:30 p.m.

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, 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) LESLIE AND MICHAEL ASKEW, OWNERS

- 1) Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where two (2) Accessory Structures are proposed;
- 2) Requesting a 2' Height variance from Zoning Code Section 1252.04, which permits a 15' Height and where a 17' Height is proposed in order to construct a second 384 SF Accessory Structure; property located at 16447 Howe Road, PPN 399-12-004, zoned R1-75.

The Board noted that this is a shed. The Board noted that there is a gazebo which will be removed and a 12' x 12' shed. The Board stated no issues with this variance request.

2) TRUE NORTH SHELL STATION/Richard Turner with Diamond Z. Engineering, Representative

Requesting a 6.75' Rear Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 25' Rear Yard Building Setback abutting a non-residential district and where an 18.25' Rear Yard Building Setback abutting a non-residential district is proposed in order to construct a Service Station; property located at 15635 Royalton Road, PPN 399-02-012, zoned Motorist Service (MS).

The Board mentioned that people staying in the nearby hotels without vehicles won't have to walk across 71 to get to a convenience store so it will be much safer for them. They also stated that it's replacing a building roughly circa 1950 which will be an improvement aesthetically and functionally. It was mentioned that there is an issue with the sewer line that will need to be worked out with the Holiday Inn. The Board saw no other issues with this variance request.

PUBLIC HEARINGS

There are no Public Hearings.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING**

November 16, 2016

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

Present: Mr. Evans
Mr. Baldin
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 November 16, 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

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. Thank you, this evening we have minutes from our October 5th and November 2nd meetings. If there are no changes I will submit them as presented. We ask that each of the 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.

Mr. Evans – Thank you, ladies and gentlemen our meetings are normally divided into two portions, but we have no public hearings this evening.

NEW APPLICATIONS

1) LESLIE AND MICHAEL ASKEW, OWNERS

- 1) Requesting a variance from Zoning Code Section 1252.15, which permits one (1) Accessory Structure and where two (2) Accessory Structures are proposed;
- 2) Requesting a 2' Height variance from Zoning Code Section 1252.04, which permits a 15' Height and where a 17' Height is proposed in order to construct a second 384 SF Accessory Structure; property located at 16447 Howe Road, PPN 399-12-004, zoned R1-75.

Mr. Evans – First on the agenda is Leslie and Michael Askew. Please come up to the microphone and give us your name and address for the record, and a quick description of your variance request.

Ms. Askew – My name is Leslie Askew we live at 16319 Howe Road. We own the 16447 Howe Rd property where the shed will go in. I also want to apologize for the response in caucus telling you the size of the door. The door will be 5' by 7' by 6'. It's a wood shed door. It's going to have a wood floor sitting on a gravel bed.

Mr. Evans – The variance request is having an additional structure so in caucus we talked about you having an existing shed and a gazebo. So do you know what your intent is with the other buildings?

Ms. Askew – The existing shed, my son went ahead and tore it down. It's in pieces right now that need to be hauled away. The gazebo currently is housing a lot of the stuff that would be damaged by the weather otherwise. As you saw in the pictures it's pretty bad so it also needs to come down. So by putting the shed in all this stuff can go in there, and we can clean up the backyard properly.

Mr. Evans – The number one question we always ask of applicants whenever they're looking at a shed with the dimensions such as your proposing here is whether you intend to run a business out of the shed.

Ms. Askew – No.

Mr. Evans – OK. Gentlemen, do you have any questions?

Mr. Rusnov – You took down the one shed and then when the gazebo comes down you're eliminating two buildings that were there.

Ms. Askew – Right, but we're not going to do it until we have a place to put all of this stuff that's inside it.

Mr. Rusnov – But it is your intention to remove it. So you'll be down to one building when all is said and done.

1) **LESLIE AND MICHAEL ASKEW, OWNERS, Cont'd**

Mr. Evans – That's a good point Mr. Kolick.

Mr. Kolick – You can eliminate one on the agenda.

Mr. Evans – So we would eliminate the first part of the variance request then. So we can work with you on that. In terms of the variance it would only be for the height of the new structure. Not for having two accessory structures. You're not intending to build a new one at this point.

Ms. Askew – So if I did in the future I would have to go through the normal building process again and I'm aware of that.

Mr. Evans – Correct. Excellent.

Mr. Rusnov – We can condition this for the removal of the gazebo in the future.

Mr. Evans – Right. Any other questions?

Mr. Baldin – No questions.

Mr. Evans – OK. So between now and December 7th all of the members of the Board will be out to visit the property to take a look at it. There will also be a notice that will go out to your neighbors within 500 feet of your property. It will state exactly the description that is written in the agenda tonight, minus the first variance request. So if you have curious neighbors that will want to ask questions, you should get together with them before the next meeting to explain simply what your plans are. That may save everyone some time and the trouble. The public hearing is on December 7th. So we will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Ms. Askew – Thank you.

2) **TRUE NORTH SHELL STATION/Richard Turner with Diamond Z. Engineering, Representative**

Requesting a 6.75' Rear Yard Building Setback variance from Zoning Code Section 1258.11 (a), which requires a 25' Rear Yard Building Setback abutting a non-residential district and where an 18.25' Rear Yard Building Setback abutting a non-residential district is proposed in order to construct a Service Station; property located at 15635 Royalton Road, PPN 399-02-012, zoned Motorist Service (MS).

Mr. Evans – Item number two on the agenda is True North with Richard Turner. Please come up to the microphone and give us your name and address for the record.

2) **TRUE NORTH SHELL STATION/Richard Turner with Diamond Z. Engineering,
Representative, Cont'd**

Mr. Turner – Good evening my name is Richard Turner, 5424 Tobers Drive in Hudson, Ohio. I'm representing True North Energy tonight.

Mr. Evans – We all know it better as Shell, but True North is the corporate entity. Please tell us about the plan there.

Mr. Turner – Our plan is to tear down the station that is there and eliminating a back building and also eliminating the car wash function. We're going to upgrade the underground storage tank system up to the latest regulations and building a new store.

Mr. Evans – OK. We talked about in caucus that we have asked True North to investigate going through the Holiday Inn property to get to a sewer tie in. We know that will take a little bit of work, but we appreciate you doing that. Are there any questions from the Board?

Mr. Smeader – Just out of curiosity what's the anticipated completion date?

Mr. Turner – They would like to build this next year so if we get through the approval process they'll probably build it in the spring or early summer.

Mr. Smeader – How long would it take to erect it?

Mr. Turner – It typically takes about 90 days. So they would be closed that whole time.

Mr. Smeader – OK. Thank you.

Mr. Baldin – No further questions, I think it will be a good idea to update that place.

Mr. Rusnov – How old is it?

Mr. Turner – I'm not sure to tell you the truth. It looks like it was remodeled from an old bay facility.

Mr. Evans – I believe it was there prior to the time that 71 was built. I watched it being built and I think the Shell station was there then.

Mr. Baldin – I think you heard comments in caucus about the sewer system. Do you know if they've contacted Holiday Inn to make arrangements?

2) **TRUE NORTH SHELL STATION/Richard Turner with Diamond Z. Engineering,
Representative, Cont'd**

Mr. Turner – Since talking with the Planning Commission a couple weeks ago I went ahead and talked to the General Manager of the Holiday Inn, and he kind of scratched his head and said that there's an easement that runs on the west side of that property. The only problem with it is that there is so much stuff on that side that it would be a tough venture to get through there. We will go ahead and try to pursue it and talk to someone about that.

Mr. Baldin – It's not our purpose as the Zoning Board to have any interest in that, but I thought it would be interesting to hear what was going on with that.

Mr. Turner – Long term True North would certainly like to eliminate that package plant if they could.

Mr. Rusnov – Now would be a good time to do it.

Mr. Evans – OK. Alright so you are all set Mr. Turner. The same notification goes out to everyone within 500 feet. We'll see you back here on December 7th. Thank you.

Mr. Turner – Thank you very much.

PUBLIC HEARINGS

There are no Public Hearings.

Mr. Evans – Is there anything else to come before the Board? Then we will stand adjourned.

<u>Signature on File</u>	<u>Signature on File</u>	<u>December 7, 2016</u>
Mr. Evans, Chairman	Kathryn A. Zamrzla, Sec'y	Approval Date