

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

**Meeting of  
November 2, 2016  
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, David Houlé, 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**

There are no New Applications.

**PUBLIC HEARINGS**

**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 indicated that as a package all signage approved is under the total square footage permitted. They indicated no other difficulties with this variance request. The Board noted that a condition of the variances would be to void the previous variance for the monument sign.**

**Any other business to come before the Board**

**2) JEFFREY MIHU, OWNER/Eli Miller Construction, Representative**

Requesting a 57.5 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,057.5 SF Floor Area is proposed in order to construct a Garage Addition; property located at 10306 Pamela Drive, PPN 391-27-020, zoned R1-75.

**Mr. Miller stated that the Contractor called regarding the plans, and the Building Department reminded him that they need to make sure they do not encroach on the easement. They also mentioned that his plans seem to now be the minimum required to fit his duely-sized truck into his garage.**

## **STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS**

### **MINUTES OF MEETING**

**November 2, 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 2, 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 19<sup>th</sup> meeting. 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.

### **NEW APPLICATIONS**

There are no New Applications.

## **PUBLIC HEARINGS**

### **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 – Thank you, we have no new applications on our agenda this evening. So first on our agenda is a public hearing for 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, Medina, Ohio.

Mr. Evans – Thank you Mr. Justice. You are here this evening requesting two variances which we discussed last week and again in caucus. First and foremost we want to say that we appreciate you going forward with this project. It will be a wonderful addition. The signage that you've requested you indicated at our last meeting that there would be no monument sign. In caucus tonight we affirmed that. The signs that you've presented to us are roughly 150 SF where 190 SF is the amount allowed so you're under the total square footage allowed, and we appreciate that. Are there any questions or observations from Board members?

Mr. Rusnov – No.

Mr. Smeader – No.

Mr. Baldin – No.

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 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; and also approve a request for 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

**1) ARCHITECTURAL JUSTICE/James Justice, Representative, Contd**

**Mr. Rusnov continues** - 396-10-008, zoned General Business (GB). This voids the monuments sign variance previously approved.

Mr. Baldin – 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 variances have been granted again 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. Mr. Kolick is there anything else he needs to do in the meantime?

Mr. Kolick – No.

Mr. Evans – OK.

Mr. Justice – Thank you. Should I go ahead and start on the signs then?

Mr. Kolick – Mr. Justice have you been to ARB?

Mr. Justice – Originally I was before them.

Mr. Kolick – OK. You'll need to get back there, I misspoke here. So contact Carol and get on their agenda.

Mr. Justice – OK. Thank you.

Mr. Evans – Thank you.

**Any other business to come before the Board**

**2) JEFFREY MIHU, OWNER/Eli Miller Construction, Representative**

Requesting a 57.5 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,057.5 SF Floor Area is proposed in order to construct a Garage Addition; property located at 10306 Pamela Drive, PPN 391-27-020, zoned R1-75.

Mr. Evans – Next and last on our agenda this evening is Jeffery Mihu with Eli Miller Construction representing. Please come up to the microphone and give us your name and address for the record.

Mr. Mihu – Jeffery Mihu, 10306 Pamela Drive, Strongsville.

**2) JEFFREY MIHU, OWNER/Eli Miller Construction, Representative, Cont'd**

Mr. Evans – OK, we continued this from a previous Board meeting where you had requested an addition to your garage. As we talked about in caucus we are very pleased that you have made the alterations that you have, and we understand that it is not what you originally wanted. We greatly appreciate your willingness to work with us. We think it'll be a good addition and that it will work well. Are there any other questions or comments from the Board?

Mr. Rusnov – No.

Mr. Baldin – No.

Mr. Evans – Public hearing has already been held on this, and we were in agreement in caucus. Therefor I will now entertain a motion for approval.

Mr. Rusnov – I would like to make a motion that we approve a request for a 57.5 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 1,057.5 SF Floor Area is proposed in order to construct a Garage Addition; property located at 10306 Pamela Drive, PPN 391-27-020, zoned R1-75.

Mr. Baldin – 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 again 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. Again we appreciate your willingness to work with us, and you are all set.

Mr. Mihi – Thank you.

Mr. Evans – Alright, very good. Thank you very much. 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>November 16, 2016</u>
Mr. Evans, Chairman	Kathryn A. Zamrzla, Sec'y	Approval Date