

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

**Meeting of
January 11, 2017
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: Kathy Zamrzla

The Board members discussed the following:

NEW APPLICATIONS

There are no new applications.

PUBLIC HEARINGS

1) SKIN DEEP MEDI SPA, TENANT/ Direct Image Signs, Representative

Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) Wall Sign (West) and where one (1) additional 50.70 SF Wall Sign (East) is proposed; property located at 13461 Pearl Road, PPN 396-10-003, zoned General Business (GB).

The Board discussed that the West Pearl Road wall sign is oversized by 7SF. An East facing sign is not permitted a sign. The Board suggested that the sign company made a mistake by not installing a sign on the West Pearl Road side that meets code and they should replace the sign with a smaller sign.

2) #2 REMOVED AT REQUEST OF APPLICANT

PIZZA FIRE, TENANT/ Jason Green with Adams Signs, Representative

Requesting a 3.9 SF Face Area variance from Zoning Code Section 1272.12 (c), which permits a 45 SF Face Area and where a 48.9 Face Area is proposed in order to replace a 26.6 SF Wall Sign; property located at 15191 Pearl Road, PPN 397-01-082, zoned Restaurant/Recreational Service (R-RS).

3) FRANK CELEBREEZE, OWNER/Diane Bija with New Creation Builders, Representative

- a) Requesting a 208 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 400 SF Floor Area is proposed in order to construct an Accessory Structure;

- b) Requesting a 15' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 5' Setback from the main building is proposed in order to construct an Accessory Structure; property located at 19654 Tanbark Lane, PPN 391-28-001, zoned R1-75.

The Board discussed that the accessory structure size is still too large.

4) SHARON COFFELT, OWNER

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1259.29 (b) (1), which requires a 15' Rear Yard Setback and where a 9' Rear Yard Setback is proposed in order to install a 12' x 24' Above Ground Swimming Pool; property located at 20099 Westwood Drive, PPN 392-32-063, zoned R1-75.

The Board discussed the topography of the back yard and commented that the best place for the proposed pool is at the proposed location.

(H) Any other business to come before the Board

5) #5 MOVED TO BOARD OF ZONING AND BUILDING CODE APPEALS MEETING ON JANUARY 25, 2017 AT THE REQUEST OF THE APPLICANT

JOSEPH KOREN, OWNER/Brian Stepp with Ashley Contractors, Representative

Requesting a 13' Setback (South) variance from Zoning Code Section 1252.05 (a), which requires a 15' Setback from common property and where the applicant is proposing a 2' Setback from common property in order to construct an 80 SF Addition; property located at 17547 Sun Meadow Trail, PPN 393-35-135, zoned RT-C.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
January 11, 2017

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 opened the meeting with the Call to Order.

ROLL CALL: ALL PRESENT

Mr. Evans certified that the meeting has been posted in accordance with Chapter 208.

Mr. Evans entertained a motion for nominations of officers. The Board unanimously voted to reelect Mr. Evans for Chairman and Mr. Houlé for Vice-Chairman.

Mr. Evans explained that our meetings are divided into two portions, New Application presentations, and Public Hearings. He also explained to the audience that individuals will need to come forward and give us their name and address for the record, and explain their request. He also explained that representatives and individuals who are speaking for or against items on the agenda also need to be sworn in.

Mr. Kolick then stated the oath to those standing who anticipated speaking during the meeting, including the Building Department representative and the Recording Secretary.

NEW APPLICATIONS

There are no New Applications.

PUBLIC HEARINGS

1) SKIN DEEP MEDI SPA, TENANT/ Direct Image Signs, Representative

Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) Wall Sign (West) and where one (1) additional 50.70 SF Wall Sign (East) is proposed; property located at 13461 Pearl Road, PPN 396-10-003, zoned General Business (GB).

Joe Stanoszek, owner of Skin Deep Medi Spa, 13461 Pearl Road, came forward to speak. Mr. Stanoszek wants to install a sign on the East wall of his business even though the sign is not permitted because he chose to install a sign on the West wall. The sign installed on the West wall is already 7 square feet larger than permitted for the entire building and the sign was approved by the Building Department in error. Mr. Stanoszek stated that it would be expensive to replace the West wall sign to make it comply with the Code. Mr. Evans stated that financial hardship is not a hardship that the Board can consider in acting on a variance request. Mr. Stanoszek stated that he does not want to put window decals in the East facing windows instead of a wall sign because he thinks it would be unsightly, not polished. He stated that people call him frustrated because they can't find his entrance on the East side of the building. Mr. Rusnov suggested that Mr. Stanoszek remove words to decrease the size from his existing West wall sign or remove words to decrease the size from his proposed East wall sign. Mr. Stanoszek said that is not a viable option. Mr. Miller stated that even if the front sign was reduced in size, the rear sign isn't permitted. Mr. Baldin suggested that since the sign company installed the sign that is 7 square feet over the permitted size improperly they should build two new discounted signs, one for the West wall and one for the East wall, that combined meet the allowed square footage. Mr. Stanoszek suggested that if he got neighbors to sign a petition in favor of his proposed signage could he move forward. Mr. Evans said that wouldn't help the situation. Mr. Evans also explained that if they vote to deny the sign tonight that Mr. Stanoszek could not reapply for six months unless the signage drastically changed. Mr. Stanoszek asked what size the sign is now. Mr. Miller explained the size is 19.5' x 2.7', which is 52.65 square feet. Mr. Stanoszek stated that a sign with smaller letters would look too small and wouldn't be visible to passersby. Mr. Evans suggested that Mr. Stanoszek table this until the next meeting while Mr. Stanoszek decides which sign he would rather have. Mr. Stanoszek agreed talk to the sign company and to table to January 25, 2017.

2) #2 REMOVED AT REQUEST OF APPLICANT

PIZZA FIRE, TENANT/ Jason Green with Adams Signs, Representative

Requesting a 3.9 SF Face Area variance from Zoning Code Section 1272.12 (c), which permits a 45 SF Face Area and where a 48.9 Face Area is proposed in order to replace a 26.6 SF Wall Sign; property located at 15191 Pearl Road, PPN 397-01-082, zoned Restaurant/Recreational Service (R-RS).

3) **FRANK CELEBREEZE, OWNER/Diane Bija with New Creation Builders, Representative**

- a) Requesting a 208 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 400 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 15' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 5' Setback from the main building is proposed in order to construct an Accessory Structure; property located at 19654 Tanbark Lane, PPN 391-28-001, zoned R1-75.

Ms. Bija of New Creation Builders located at 5309 Barkwill Avenue in Cleveland, Ohio 44127 came forward to speak. Mr. Evans stated that the Board feels the building is too large. Ms. Bija stated that she has a Homeowner's Association letter in her phone that states they have no objection to the accessory structure as long as the color of the building is neutral and that size is not an issue. Ms. Bija suggested they approve a 16' x 20' accessory structure with two fire walls. Mr. Evans stated that they would be interested in entertaining an approval of a 12' x 20' structure. Ms. Bija stated that structure would be too small and stated the Board is not compromising. She stated that she already compromised by moving the structure from the front yard to where the Board asked her to move it to. Mr. Baldin stated that Ms. Bija is compromising but the structure is still too large. Mr. Smeader asked Ms. Bija if she would agree to construct a 15' x 20' structure. She said that she could agree to that size. Mr. Rusnov stated that he's very familiar with the street and the Codes changed from what they were many years ago. He stated 12' x 20' is too big.

Heather Srodek residing at 19615 Tanbark came forward when Mr. Evans asked if anyone in the audience wished to speak against the variance. Ms. Srodek asked what the difference is between a shed and a garage. Mr. Evans stated the door is the difference and explained that an overhead door of a certain size would cause the structure to be called a garage but this structure does not have that kind of door. Mr. Evans told Ms. Srodek that two walls would be lined with fire rated drywall. Ms. Srodek asked how the building would be accessed and the height of the building. Mr. Miller stated the height would be 12'. Mr. Evans stated the building would not store a vehicle. Mr. Miller showed the site plan and elevations to Ms. Srodek. Ms. Srodek asked what color the building would be. Mr. Miller stated the building would need to be a neutral color since that's what the HOA asked for and it would be 4" double vinyl.

John Sarracco came to the microphone and said that he's concerned that a large accessory structure will devalue his property and he thinks this structure would be too large.

Matt Srodek came to the microphone and also expressed his concerns that the structure would devalue his property. He is concerned about the aesthetics.

Mike Miller suggested to the audience that they could come to the Building Department to view the plan that the builder submits.

Ms. Bija suggested that the structure can't be seen from the street but Mr. Evans disagreed. Ms. Bija suggested her company could landscape around the building to improve aesthetics and that she would install siding to match the existing building. Ms. Bija agreed to a 280 SF structure.

Mr. Smeader made a motion to approve the structure, seconded by Mr. Baldin as follows:

- a) Requesting an 88 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 280 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 15' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback from the main building and where a 5' Setback from the main building is proposed in order to construct an Accessory Structure; property located at 19654 Tanbark Lane, PPN 391-28-001, zoned R1-75.

Subject to two fire walls and the siding of the structure must match the exterior finish of the main dwelling.

ROLL CALL: MR. RUSNOV AND MR. SMEADER VOTED NAY
MR. EVANS, MR. BALDIN AND MR. HOULE VOTED AYE

VARIANCE GRANTED

Ms. Bija stated that the structure would still be placed 5' or more from the main building.

Mr. Evans reminded the applicant that she has a twenty day waiting period before the permit can be issued and that the twenty days is for City Council to review the approval if they so choose. Mr. Miller reminded the applicant to submit revised drawings to the Building Department.

4) SHARON COFFELT, OWNER

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1259.29 (b) (1), which requires a 15' Rear Yard Setback and where a 9' Rear Yard Setback is proposed in order to install a 12' x 24' Above Ground Swimming Pool; property located at 20099 Westwood Drive, PPN 392-32-063, zoned R1-75.

Ms. Coffelt came to the microphone. Mr. Evans asked Ms. Coffelt if she had any comments to add to her request for the variance from the last meeting. There were no audience participants that wished to speak for or against the variance. Mr. Rusnov made a motion to approve the variance

and Mr. Smeader seconded the motion. The Board voted unanimously to approve a variance for the following:

Requesting a 6' Rear Yard Setback variance from Zoning Code Section 1259.29 (b) (1), which requires a 15' Rear Yard Setback and where a 9' Rear Yard Setback is proposed in order to install a 12' x 24' Above Ground Swimming Pool; property located at 20099 Westwood Drive, PPN 392-32-063, zoned R1-75.

Mr. Evans reminded the applicant that they have a twenty day waiting period before the permit can be issued and that the twenty days is for City Council to review the approval if they so choose.

Mr. Evans stated that since item (5) is postponed until January 25, 2017, the meeting is now adjourned.

(H) Any other business to come before the Board

**5) #5 MOVED TO BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING ON JANUARY 25, 2017 AT THE REQUEST OF THE
APPLICANT**

JOSEPH KOREN, OWNER/Brian Stepp with Ashley Contractors, Representative

Requesting a 13' Setback (South) variance from Zoning Code Section 1252.05 (a), which requires a 15' Setback from common property and where the applicant is proposing a 2' Setback from common property in order to construct an 80 SF Addition; property located at 17547 Sun Meadow Trail, PPN 393-35-135, zoned RT-C.

Signature on File
Mr. Evans, Chairman

Signature on File
Kathryn A. Zamrzla, Sec'y

January 25, 2017
Approval Date