

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

**Meeting of
January 25, 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

There are no New Applications.

OTHER BUSINESS

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 debated whether a sign on the east side of the building is appropriate. Under the circumstances with the other businesses around them that will have less square footage of signage it's likely that they would complain that Medi Spa has more signage square footage. They stated that the business is not at fault for this though, that it was the sign company that did their front sign in the wrong size. They debated making the square footage lesser than the applicant is asking for, but to allow them to have a sign on the east side for aesthetic professional-looking consistency along the building. The Board noted that they may be opening a Pandora's Box by allowing even a 25 SF sign.

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

Requesting a 13' Setback 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.

The Board noted that they already had their public hearing, but were waiting on an approval letter from the Homeowners Association which they have since received. They saw no issue with this variance request.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
January 25, 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 – Good evening ladies and gentlemen. I would like to call this January 25th, 2017 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 January 11th 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, 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

There are no New Applications.

OTHER BUSINESS

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).

Mr. Evans – Thank you. This evening we have no new applications or public hearings. We have two items of administrative order on the agenda. The first tonight is Skin Deep Medi Spa, do we have a representative here from Skin Deep? Hearing none and seeing none, we will table this for the next meeting. Notify the applicant to attend the next meeting, please.

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

Requesting a 13' Setback 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.

Mr. Evans – Item number two on our agenda is Joseph Koren with Brian Stepp with Ashley Contractors. Please come up to the microphone and give us your name and address for the record.

Mr. Stepp – Brian Stepp, 968 Remsen Road, Medina, Ohio.

Mr. Evans – Thank you very much. We had brought you back because we did not have an official letter from The Commons. We do now. I believe that we are ready to move forward with a motion for approval.

Mr. Rusnov – I would like to make a motion that we approve a request for a 13' Setback 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.

Mr. Smeader – Second.

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

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Evans – Thank you. Mr. Stepp we appreciate you coming back. We apologize having to do that. 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

2) **JOSEPH KOREN, OWNER/Brian Stepp with Ashley Contractors, Representative,**
Cont'd

Mr. Evans continues - passed. You can deal administratively with the Building Department in the meantime. You are good to go. Thank you.

Mr. Stepp – So its 20 days and then Mike you'll review it?

Mr. Miller – Yes, you can submit. The permit will not be issued before February 15th if Council chooses not to review.

Mr. Stepp – I believe I submitted for it, didn't I?

Mr. Miller – Yes, I think we have your plans. There are no revisions?

Mr. Stepp – No. So just wait the 20 days and then after that point I'm good to go?

Mr. Miller – Yes, we'll be contacting you.

Mr. Stepp – OK. Thank you.

Mr. Evans – Very good, thank you. Is there anything else?

Mr. Baldin – Skin Deep is not here, but in caucus we discussed the fact that we think we should set a specific size for the proposed sign. That is if we go along with the opportunity for them to have the additional sign on the east side of the building. I don't know, Mr. Kolick is that something we could discuss here now?

Mr. Rusnov – No.

Mr. Kolick – No, not without the applicant. We shouldn't discuss it.

Mr. Baldin – OK, I just wanted to bring it up so we had it on the record.

Mr. Evans – OK.

Mr. Rusnov – This is the second time they didn't show up.

Mr. Evans – Yes. They missed the very first presentation date.

Mr. Rusnov – Right, so this next time I think will be it.

Mr. Kolick – We want to make sure we contact them anyway so if they don't come they at least were made aware of it.

2) **JOSEPH KOREN, OWNER/Brian Stepp with Ashley Contractors, Representative, Cont'd**

Mr. Evans – OK. So we will notify them that we are inviting them back once again for the next meeting. That way we'll have something on our agenda for February 8th to look forward to!

Mr. Baldin – Absolutely.

Mr. Evans – We'll see if she can emphasize that in the minutes. Alright, is there any further business to come before the Board this evening?

Mr. Baldin – No.

Mr. Evans – Then we are adjourned.

<u>Signature on File</u>	<u>Signature on File</u>	<u>February 8, 2017</u>
Mr. Evans, Chairman	Kathryn A. Zamrzla, Sec'y	Approval Date