

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

**Meeting of
February 8, 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) VERIZON WIRELESS/John Sindyla, Representative

Extension of the determination of February 10, 2016 of the Board of Zoning and Building Code Appeals:

Requesting a 175' Setback variance from Zoning Code Section 1273.07 (d) (5), which requires a 500' minimum Setback from any residential dwelling and where the applicant is proposing a 325' Setback from the nearest residential dwelling and where five residential dwellings are located within 500' in order to construct a fenced area with a proposed 20' x 12' steel platform with four equipment cabinets and the addition of twelve new Antennas to an existing utility tower; property located at West 130th Street, PPN 398-24-037, zoned R1-75.

The Board indicated no difficulties with the extension of this variance request. The Board stated it would impose the same conditions as the last approval.

2) 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 acknowledged the change of the proposed sign square footage to 25.07 SF based on the new plans submitted by the applicant.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
February 8, 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 February 8th, 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 25th 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

1) VERIZON WIRELESS/John Sindyla, Representative

Extension of the determination of February 10, 2016 of the Board of Zoning and Building Code Appeals:

Requesting a 175' Setback variance from Zoning Code Section 1273.07 (d) (5), which requires a 500' minimum Setback from any residential dwelling and where the applicant is proposing a 325' Setback from the nearest residential dwelling and where five residential dwellings are located within 500' in order to construct a fenced area with a proposed 20' x 12' steel platform with four equipment cabinets and the addition of twelve new Antennas to an existing utility tower; property located at West 130th Street, PPN 398-24-037, zoned R1-75.

Mr. Evans – We have no new applications, but have a public hearing. So first item on our agenda is Verizon Wireless. This is an item which is an extension of a determination that was made by the BZA on February 10, 2016. Mr. Sindyla from Verizon, could you please come up to the microphone and give us your name and address for the record.

Mr. Sindyla – John Sindyla, 7425 Royalton Road, N. Royalton, 44133.

Mr. Evans – Thank you. You are here asking for a one year extension because the project hasn't moved as quickly as it might have?

Mr. Sindyla – Correct. The exact conditions would still apply.

Mr. Evans – You're still willing to abide by the conditions that we put on the granting of the original variance.

Mr. Sindyla – Yes.

Mr. Evans – Good. Are there any questions from anyone on the Board? 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 175' Setback variance from Zoning Code Section 1273.07 (d) (5), which requires a 500' minimum Setback from any residential dwelling and where the applicant is proposing a 325' Setback from the nearest residential dwelling and where five residential dwellings are located within 500' in order to construct a fenced area with a proposed 20' x 12' steel platform with four equipment cabinets and the addition of twelve new Antennas to an existing utility tower; property located at West 130th Street, PPN 398-24-037, zoned R1-75 as per the conditions set on February 10, 2016.

Mr. Smeader – Second.

Mr. Evans - Mr. Evans – We have a motion and a second, may I have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Evans – Thank you Mr. Sindyla. The variance has been extended. We appreciate you coming in.

Mr. Sindyla – Thank you.

Mr. Evans – We hope the project moves forward and makes everybody happy.

Mr. Sindyla – I do too.

Mr. Evans – Thank you.

OTHER BUSINESS

2) 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 24.7 SF Wall Sign (East) is proposed; property located at 13461 Pearl Road, PPN 396-10-003, zoned General Business (GB).

Mr. Evans – Second on our agenda is Skin Deep Medi Spa. Please come up to the microphone and give us your name and address for the record.

Mr. Shanizak – Joe Shanizak, 13461 Pearl Road, Strongsville.

Mr. Evans – Thank you Joe. Very simply, we had the request for the second sign when we met last and talked about it, and I'm glad to see that the sign proposal was reduced to 24.7 SF. We appreciate you doing that.

Mr. Shanizak – I appreciate you guys.

Mr. Evans – We are going to reflect the new square footage request here. Are there any questions or comments from anyone?

Mr. Rusnov – No questions.

Mr. Evans – So we will amend your application to be the 24.7 SF. Hearing nothing I will entertain a motion.

Mr. Smeader - I make a motion to approve a request for a request for a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) Wall Sign (West) and where one (1) additional 24.7 SF Wall Sign (East) is proposed; property located at 13461 Pearl Road, PPN 396-10-003, zoned General Business (GB).

Mr. Houlé – Second.

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

ROLL CALL:	Evans – Yes	MOTION PASSED
	Baldin – Yes	
	Rusnov – Abstain	
	Smeader – No	
	Houlé – Yes	

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. Does he still need to go to the ARB? No. OK. You're all set. We wish you well.

Mr. Shanizak – Thank you, have a good night. Drive safely.

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

<u>Signature on File</u>	<u>Signature on File</u>	<u>February 22, 2017</u>
Mr. Evans, Chairman	Kathryn A. Zamrzla, Sec'y	Approval Date