

Note: These minutes were compiled by extracting certain facts the essence of testimony from an audiotape made of this meeting. Complete detail and verbatim statements can be heard and transcribed from the tape. The tape is available in the office of the Department of Planning and Zoning for a nominal fee.

STREETSBORO BOARD OF BUILDING AND ZONING APPEALS

**HEARING
July 21, 2020
7 PM**

Call to Order – Chairperson Bross called the meeting to order at 7:03 pm.

Pledge of Allegiance and Invocation

Roll Call: Anthony Madden, Doug Liebler, Ron Stenglein, Bill Uehlinger, Marvin Woods and Matt Bross were present.

Also present: John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director and Bridget Pavlick, BZBA Clerk

Motion to excuse Mr. McDole made by Mr. Madden with a second by Mr. Uehlinger. Upon voice vote, motion carried.

Disposition of Minutes: Discussion with Clerk indicating that all minutes would be sent out prior to the August meeting for review and then adoption at the August meeting. Due to the change in clerks and the pandemic to has taken a bit longer than first anticipated.

Old Business- none

Sign Review- Chapter 1159 - none

New Business –

10150 N. Delmonte – Makar

Requesting a Variance from Section 1151.21(e) to occupy 14.3% of usable building space where Code permits a maximum of 10%. Variance is for 4.3%

Robert Makar, 10150 N. Delmonte came to the podium and was sworn in. Mr. Makar indicated that he is applying for this variance because he wants to add on to his garage. He is proposing a 24' x 25' addition in order to house and work on his own classic cars and to get them out of the weather. He said it would also give him some space to work on his vehicles out of the bad weather and the cold. Mr. Makar also said that it would add value to his property making it neater and more accommodating to his neighbors.

Mr. Cieszkowski indicated that he has worked with this applicant to prepare this presentation this evening. He also indicated that there have been similar variances granted in the past. Mr. Cieszkowski made a site visit today to the property and said that most of the expansion is obscured by the house.

Mr. Bross asked if any of the Board members had questions or comments for the applicant.

Mr. Leibler indicated that the drawings were very clear. He also asked if there were any regulations on access building being larger than the house. Mr. Cieszkowski indicated that the usage requirements capped the buildings at 10%.

Mr. Uehlinger asked the applicant why he needed another space. Mr. Makar had 5 spaces and he needed one more? Was this for personal use? Mr. Makar replied yes, he just wanted to get his things under cover and have a place to work on his own vehicles. Mr. Cieszkowski said that it did matter if it was personal or if he was working on cars on the side. Mr. Makar was not doing that.

Mr. Stenglein indicated that the Board was asking some very good questions and he thought it would be a nice building.

Mr. Madden asked if the examples that were given were all variances. Mr. Cieszkowski replied no, that none have come through Zoning that he knows about.

Mr. Bross asked if a height requirement should be added into the motion. Mr. Cieszkowski said the Applicant knows the height requirement and will design the addition accordingly.

Mr. Woods said all of his concerns have been addressed and he had no further comments.

Mr. Bross called for the motion.

Mr. Madden: I hereby move on this 21st day of July 2020, the Streetsboro Board of Zoning and Building Appeals grant a variance for:

10150 N. Delmonte Blvd. – Makar

Request a variance from Section 1151.21(e) to allow an accessory building to occupy 14.3% of the usable building space in the rear yard. Code allows a maximum 10%. Variance is for 4.3%. Per drawings received 6-25-2020.

Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. Stenglein.

Roll Call: Yes-6, No-0. Motion carried.

Zoning Text Amendment – None

Reports, Communications and Correspondence- None

Citizens' Comments-None

Commission Member Comments

No comments from Board members. Mr. Cieszkowski said there were 3 items for next month's meeting.

Announcements: The next Regular Board of Zoning and Building Appeals meeting will be held Tuesday, August 18, 2020 at 7PM at the Streetsboro Municipal Building (555 Frost Road).

Adjournment

There being no further business before this Commission a motion to adjourn was made by Mr. Woods and seconded by Mr. Madden and the meeting was adjourned at 7:30 pm.

Attest:

Bridget Pavlick, Zoning Clerk

Matt Bross, Chairperson