

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
August 17, 2021
7 PM**

Call to Order – Chairperson Bross called the meeting to order at 7:05 pm.

Pledge of Allegiance and Invocation

Roll Call: Todd Cooper, Aaron Hatzog, Bill Uehlinger, Marvin Woods and Matt Bross were present.

Mr. Madden and Mr. Liebler were absent.

Motion to not excuse Mr. Madden and Mr. Liebler was made by Mr. Hatzog with the second by Mr. Woods. Upon voice vote, motion carried.

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

Disposition of Minutes:

August 18, 2020	February 16, 2021
September 22, 2020	March 16, 2021
October 20, 2020	May 25, 2021
	July 20, 2021

Old Business- none

Sign Review- Chapter 1159 - none

New Business –

8852 Garnet Way-Kucia-Blackwell

Requesting a variance from Section 1127.04(a) to permit a 36' front yard setback. Code requires a 45' front yard setback on two sides (corner lot). Variance is for 9'.

Anthony Kucia, Cleveland Custom Builders; 12025 Schruer Road, Valley View, Ohio.

Corner lot with a great deal of wetland. Without the variance there would need to be significant encroachment into these areas. Moving the building forward would eliminate the disturbance in the wetland and scenic easement area.

Carla Calucci, 391 Opal Court. This property backs up to her property and so the concern is the wetlands. As you know there has been a lot of rain this summer and there is a stream that runs through there. Ms. Calucci is concerned that by disturbing the wetlands it will alter the stream.

Mr. Cieszkowski indicated that a third of this property is encumbered by wetland or scenic easement and that is a lot especially on a corner lot where you have two required front yards. He also said that in viewing the aerial of the area there did not seem to any impact on the site lines from the other properties.

Mr. Uehlinger asked if there would be any impact on visibility with moving the structure forward on the lot. Mr. Cieszkowski indicated that there would be no adverse effect on visibility if the variance was granted.

The Chairman read in to the record an email from the developer in support of this variance. It will be attached to these minutes as Exhibit A. There being no further comments or questions from the Board, the Chairman called for the motion.

Motion: Mr. Uehlinger: I hereby move on this 17th day of August 2021 the Streetsboro Board of Zoning and Building Appeals grant a variance for 8852 Garnet Way; Sublot 83, Stonegate-Blackwell/Kucia from Section 1127.04(a) to permit a front yard setback of 36 ft. from both the Garnet Way and Jade Boulevard rights-of-way. Code requires 45 ft. Variance is for 9 ft. Per drawings received 7-20-21. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable.

Mr. Cooper: The property clearly presents some challenges to develop the lot, but the plan does a good job of protecting the wetlands and the scenic easement without any apparent negative impact so I vote to approve.

Mr. Woods: I see the way that you've been working with the city and the Zoning Department. I think that the grading of the property will help. So, for those reasons, I vote yes.

Mr. Hatz: With all of the comments that have been said, I agree. I vote yes.

Mr. Uehlinger: I see this as the only way in which to really build on this lot with all of the different intricacies of this lot between the wetlands, the basement needing raised up, and it's a corner lot which is something that gets presented to us a lot. I see this as the only way to utilize this lot. This seems to be the smallest variance possible so I vote yes.

Mr. Brass: There is no negative impact. This is a very difficult lot to develop. I think this is responsibly laid out. I vote yes.

Roll Call: 5 Yes, 0 No.

Zoning Text Amendment – None

Reports, Communications and Correspondence

Citizens' Comments-None

Commission Member Comments-None

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday, September 21, 2021 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. Cooper and seconded by Mr. Uehlinger and the meeting was adjourned at 7:32 pm.

Attest:



Bridget Pavlick, Clerk



Matt Bross, Chairperson

Bridget Pavlick

Exhibit A

From: Moise Zarouk <mozar@aol.com>
Sent: Tuesday, August 17, 2021 4:10 PM
To: Bridget Pavlick
Subject: Variance corner lot on 8852 garnet in Stonegate

Hello Mrs Pavlick.

For your information...Just received a note from the city informing the public about the variance requested for 8852 Garnet way by Mr. Anthony Kucia to permit a 36' ft front yard set back . Stonegate enterprises regards the request as reasonable and as such will enhance the Stonegate community by having a new home built on such lot.. Hopefully the zoning Board will approve the request and thank you for sending the legal notice.

Have a good day

Moise

Stonegate ent. Inc

Moise Zarouk Pres.

281 Hatch Road

Wadsworth Ohio 44281

Tel: 330-239-5800

Cell: 330-697-3745

Sent from AOL Desktop